



HISTORIC PRESERVATION COMMISSION MEETING AGENDA June 16, 2021

Tom Baker Meeting Room	3:30 p.m.	City-County Office Building
<p>The City of Bismarck is encouraging citizens to provide their comments via email to whutchings@bismarcknd.gov. The comments will be sent to the Historic Preservation Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Historic Preservation Commission with enough time to review all comments, please submit your comments no later than 12 noon the day of the meeting. Comments should also include which agenda item number or topic your comment references and your name</p>		<p>(anonymous comments will not be forwarded to the Historic Preservations Commissioners or included in the minutes of the meeting). If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to whutchings@bismarcknd.gov at least one business day before the meeting.</p> <p>As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org.</p>
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MINUTES

1. Consider approval of the minutes of the May 19, 2021 meeting of the Bismarck Planning & Zoning Commission

PUBLIC COMMENT

2. **Public Comment** (The public comment period is available for residents and other interested parties to address items on the agenda or any general public input for consideration by the Historic Preservation Commission)

REGULAR AGENDA

3. **National Register of Historic Places Nomination Review:**
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4. Highland Acres Survey Project Update:	54
a. Eligibility Chart – State Historic Preservation Office	55
b. Draft Final Report – Metcalf Archeological Consultants	58
c. Combined Map of Proposed Eligibility	88

OTHER BUSINESS

5. Other Business

ADJOURNMENT

6. **Adjourn:** The next regular meeting date is scheduled for **July 21, 2021**

Enclosures: Meeting Minutes of May 19, 2021



MEMORANDUM

National Register of Historic Places Nomination Review

St. George's Episcopal Memorial Church

TO: Chair Sakariassen and Historic Preservation Commission
FROM: Will Hutchings, AICP, Planner
DATE: June 11, 2021

The Historic Preservation Commission has been contacted by Metcalf Archeological Consultants with a request for review of a National Register of Historic (NHRP) nomination. The proposed nomination is for St. George's Episcopal Memorial Church located at 601 North 4th Street in central Bismarck.

Metcalf Archeological Consultants has provided a cover letter outlining the historic merits of the proposed nomination as well as a copy of the draft NHRP Registration Form. The proposed nomination is tentatively scheduled for a final review before the State Historic Preservation Review Board on August 27, 2021. Prior to that review, the nomination author and the North Dakota State Historic Preservation Office (SHPO) are requesting review and comments from the Historic Preservation Commission. Your comments will be provided to the nomination author and SHPO for consideration of inclusion in the final nomination form.

Compliance and Procedures:

Since this is the first review request for an NHRP nomination, staff consulted with SHPO staff to verify the procedure used when Certified Local Governments are asked to comment on NHRP nomination not initiated within. North Dakota SHPO has indicated that it is their practice to coordinate any reviews of proposed NRHP nominations with a nomination's respective Certified Local Government. Section 02-12-08(7) of the City Code of Ordinances permits the Historic Preservation Commission to evaluate and comment on the proposed NRHP nomination.

Section 02-12-08(7) of the City Code of Ordinances (Historic Preservation Commission – Power and Duties) states:

To evaluate and comment upon plans, proposals, permits and applications which are developed or required by other public agencies — including those developed by other commissions, offices, and departments of the City — which may, in the opinion of the



Historic Preservation Commission, either directly or indirectly affect any property or properties deemed by the Historic Preservation Commission to have historic value.

The Historic Preservation Commission may make comments and suggestions however SHPO indicated you cannot require the nomination to come back to the Commission for additional review. If the North Dakota Historic Preservation Review Board requires to review it again, the Historic Preservation Commission would be afforded the opportunity to comment on the revised nomination.

Staff Recommended Action:

Review the draft National Register of Historic Places nomination for St. George's Episcopal Memorial Church located at 601 North 4th Street and provide any comments to be conveyed to the North Dakota State Historic Preservation Office and the nomination author.

Attachments:

- Letter of Submittal dated June 7, 2021
- Draft National Register of Historic Places Registration Form



Submitted via email

June 7, 2021

William Hutchings, Planner
Bismarck Historic Preservation Commission
221 N 5th Street
PO Box 5503
Bismarck, North Dakota 58503
whutchings@bismarcknd.gov

Re: Draft National Register of Historic Places Nomination Form – St. George’s Episcopal Memorial Church

Dear Mr. Hutchings,

Please find enclosed a draft nomination for St. George’s Episcopal Memorial Church. It is a Gothic Revival church located at 601 N 4th St. in Bismarck. It was built in 1949 and was designed by local architect Herman M. Leonhard with unique stained-glass windows by Barton, Kinder, and Alderson of Brighton, UK and a distinctive reinforced pumice concrete exterior. This was the first building in the northern United States to employ pumice-concrete. The stained-glass windows—made from glass salvaged from the wreckage of churches bombed in England during WWII—are the only known examples of their kind in the country. The memorials contained within the church, including its famous bell (saved from the wreckage of the Steamboat Red Cloud in 1882), are dedicated to the pioneers of Dakota and to community members who served in both World Wars. These memorials are indicative of the period in which St. George’s was designed and built and reflect the broader interest of the community in erecting a symbol of peace and perseverance.

In March 2020, the Church contracted Metcalf Archaeological Consultants, Inc. (Metcalf) of Bismarck to provide technical assistance in documenting the history and significance of St. George’s and to complete a National Register of Historic Places Nomination for the property. The draft nomination (enclosed) has been submitted to the SHPO, to begin the formal review process. As its author, I have tentatively scheduled my presentation of the final draft to the State Historic Preservation Review Board on August 27, 2021. I would encourage any of the commissioners interested in this nomination to attend that meeting which is, as always, open to the public.

If you have questions or comments, I can be reached by email at esakariassen@metcalfarchaeology.com.

Regards,

Emily Sakariassen
Architectural Historian

(enclosures)

BISMARCK, NORTH DAKOTA
EAGLE, COLORADO

GOLDEN, COLORADO (HQ)
SALT LAKE CITY, UTAH

BOZEMAN, MONTANA
GRAND JUNCTION, COLORADO

MAC@MetcalfArchaeology.com
MetcalfArchaeology.com

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: St. George's Episcopal Memorial ChurchOther names/site number: 32BL00318Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 601 N 4th StreetCity or town: Bismarck State: North Dakota County: BurleighNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national x statewide local

Applicable National Register Criteria:

 A B x C D_____
Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal GovernmentIn my opinion, the property meets does not meet the National Register criteria._____
Signature of commenting official:_____
Date_____
Title :_____
State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

St. George's Episcopal Memorial Church
Name of Property

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u>0</u>	<u> </u>	sites
<u>0</u>	<u> </u>	structures
<u>0</u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RELIGION: Religious Facility

Current Functions

(Enter categories from instructions.)

RELIGION: Religious Facility

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS: Late Gothic Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: concrete; Walls: reinforced steel and pumice concrete; Roof: timber frame and asphalt shingles

St. George's Episcopal Memorial Church

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

St. George's Episcopal Memorial Church is a Gothic Revival style church located at 601 N 4th Street in Bismarck, North Dakota. It is situated at the northeast corner of the intersection of N 4th Street and E Avenue B. The church has a cruciform plan-shape oriented on an east-west axis; the primary façade faces west. Its overall dimensions are approximately 130 feet east-west by 50 feet north-south, including the front vestibule, narthex, nave, transepts, chancel, and sanctuary. The church has a full crypt/basement which serves as a fellowship hall. The roof is a steeply-pitched, cross-gabled roof, with a bell tower and spire at the southwest corner. The church was completed in 1949 with a structural system of reinforced steel and concrete with exterior pumice-concrete walls finished in a uniform umber tone. This is the first building in the northern United States to employ pumice concrete. The interior is timber-framed with white oak furnishings and finishes. St. George's 45 stained-glass windows were produced by the firm of Barton, Kinder, & Alderson of Brighton, England. Forty of these windows contain glass salvaged from Anglican churches damaged or destroyed by bombing in WWII. These windows were custom-made and are the only known examples of the firm's work in this country.

The church is owned by the Episcopal Church and is only the second structure to house the Bismarck congregation which was founded in 1879. In 1986 and 1996, the church was remodeled: the chancel was enlarged, affecting openings in two interior walls and the location of two external windows, and an addition was built on the west façade. A rear parking lot was added on an adjacent lot in 2003. St. George's continues to serve the Episcopal congregation. The period of significance is simply defined as its date of construction, 1949, marking the culmination of the unique design elements that convey its historic significance under Criterion C.

Narrative Description

LOCATION AND SETTING

The historic St. George's Episcopal Memorial Church is located at 601 N 4th Street in Bismarck, North Dakota (Lot 5 and the south 25 feet of Lot 6, Block 12, Northern Pacific Addition). It is situated at the northeast corner of the intersection of N 4th Street and E Avenue B, in the central part of the city. Historically, this setting was residential, with a state-owned Governor's Mansion across the street to the west and a Baptist Church to the south. Originally, this property consisted of three separate residential sites along E Ave B that were purchased and razed in preparation for the construction of St. George's. Presently, the surrounding properties are mixed-use, with residences to the north, historic houses-converted-to-businesses to the south, east, and southwest,

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and the Former Governors' Mansion to the west now serving as a State Historic Site and house museum.

The church property is fairly level with a slight slope to the south. Burr Oak trees planted in the early 2000s line the boulevards along N 4th St and E Ave B. In 2003, a fourth residence along Ave B, immediately east of St. George's and formerly owned by the church, was sold and moved and a parking lot was constructed in its place.¹

ARCHITECTURAL DESCRIPTION

St. George's Episcopal Memorial Church is a reinforced pumice-concrete structure. It is a single-story building with a full basement and poured-concrete foundation. The church has a cruciform plan-shape, oriented on an east-west axis, approximately 130 feet east-west by 50 feet north-south. The roof is a steeply-pitched cross-gable roof clad in asphalt shingles. At the southwest corner of the church is an attached polygonal bell tower which stands 70 feet tall and terminates in a steeply-pitched octagonal hipped roof/spire capped with a ringed cross. A pent-roof at the base of the tower on the west facade covers a four-sided projecting bay and is clad in standing-seam steel sheets.

The church's primary façade faces west onto N 4th St. The main entry is centered on the gable end and consists of a pair of aluminum-framed, side-hung glass doors at-grade with a very narrow side-lite along the north edge and fixed transom lites above. The doorway is set beneath a wood-framed, gable-roofed open-air porch. The porch roof matches the pitch of the main gable above and is supported by four reinforced-concrete pillars. Two of the pillars are free-standing, the other two are engaged. All four pillars are wider at their base, with an angled shoulder that mimics the shape the buttresses located along the church's north and south elevations. To the south of the gabled porch entry is a bronze building plaque affixed to the façade. It reads:

This shrine is dedicated to the greater glory of God and in grateful memory of all pioneers of the Dakota's [sic]. The first protestant service held in this community was Episcopalian, the date being May 8th 1873. On the seventy fifth anniversary of this event, May 8th 1948 over thirty pioneers, of all religious faiths, participated in a groundbreaking ceremony for this pioneer memorial. The Right Reverend Douglass H. Atwill, D.D. Bishop of North Dakota 1937/The Reverend A.E. Smith, B.A. Rector of St. George's 1943/H.M. Leonhard Architect/John W. Larson Contractor

This plaque was originally placed on the building's southwest corner at a special cornerstone marking ceremony held October 24, 1948.² Following the addition in 1996, it was re-located to this current position, still at the southwest corner of the structure.

¹ City of Bismarck, Building Inspections Division. Permit Number 2002-00658, Building Permits file for 414 E Ave B, Bismarck, ND.

² "Episcopalians Place Bronze Cornerstone Marker Sunday," *Bismarck Tribune*, October 23, 1948.

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Above the main entry to the church is a diamond-shaped four-lite fixed window tucked within the peak of the gable front. Set back from the apex of the gable end, but along the west end of the church's roofline, rises a ringed cross similar to that capping the bell tower. At the south end of the façade is the bell tower, set back from the façade. The four-sided bay that projects west from the base of the bell tower contains four rectangular leaded stained-glass windows. The tower itself has a four-sided base. Above the bay's pent roof, the west, south, and east sides of the tower have a centered rectangular stained-glass window. Rising from the four-sided base of the tower is an octagonal turret with a lancet-arched louvered vent on each side. The north-, south-, east-, and west-facing planes of the octagonal hipped roof each have a small gabled dormer containing a lancet-arched louvered vent.

The present façade of St. George's is the result of a remodel completed in 1996, when a nearly full-width addition was made to accommodate an alcove, vestibule, and elevator west of the narthex. The addition is clearly set apart from the original building's volume by a slight change in the elevation of the gabled roof, clearly visible from oblique views of the church. The original façade did have a shorter gable-roofed porch entry, which was enclosed with fixed windows on all three sides. Above the entry porch was an oculus window in the gable-front. That window remains intact, visible on what is now an interior wall, upon entering the addition.

The south elevation of the church presents a secondary façade, readily visible along E Ave B. At the west end of the elevation is the bell tower. The south elevation of the tower has two rectangular leaded stained-glass windows at its base. To the east, along the side-gable, lancet-arched leaded stained-glass windows appear in pairs within three bays separated by buttresses. Further east is the gable-end of the transept, which projects from the south elevation and contains three tall, narrow, rounded-arch leaded stained-glass windows at center. At the extreme east end of the elevation is a secondary entrance which is flush with the transept. The entry is a paneled wood door with a rounded-arch lite and a rectangular stained-glass window to the west.

On the church's east gable end is a reinforced-concrete chimney, which rises above the roofline just north of center. A decorative arched recess appears at the top of the chimney on all four sides. The north and south ends of the east-facing gable contain a lancet-arched window opening, containing tinted plexiglass; the original stained-glass windows have been relocated to the interior walls of the transepts. No other fenestration is present on this elevation. However, there is lettering affixed to the building that reads: "St. George's Episcopal Church."

The north elevation of St. George's faces an adjacent private residential property and is not readily visible. The west end is divided into six bays by reinforced-concrete buttresses identical to those on the south elevation. Each bay contains a pair of lancet-arched leaded stained-glass windows—with the exception of the west-most bay which is part of the 1990s addition corresponding to the interior elevator shaft. On the exterior, this bay contains an arched louvered vent. The gabled transept projects from the elevation at the east end, mirroring the south transept with three rounded-arch windows. A rectangular window is on the far east side, within a small slightly-set back hip-roofed volume in the reentrant corner.

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INTERIOR DESCRIPTION

St. George's conforms to a standard cruciform plan, typical of 19th and 20th-Century Christian Churches designed in the Gothic Revival style. It has a vestibule and narthex at the west end, a nave which leads to the crossing of north and south transepts, a chancel and a sanctuary at the east (apse) end.

Upon entering the church on the west side, a visitor finds him or herself in a naturally well-lit vaulted vestibule where the original west façade and ocular window have become an interior decorative element of the entryway. This space contains an elevator to one side and an alcove/coat room to the other side. The original paired side-hung wood paneled arched doors centered on the interior wall open into the narthex. To the north (left) is a metal-railed flat-turn stairway leading down to the basement level. Overlooking the stairwell on the west wall is a leaded stained-glass window on what was once an exterior wall. The addition of the elevator shaft on the opposite side of the wall has compromised its ability to illuminate the stairwell as it once did. To the south, across the narthex, is an administrative office located in the base of the bell tower. This space is referred to as the Chapel of the Angels, named for the seven angels featured in the Chapel's stained-glass windows.

From the narthex, a visitor enters the nave of the church through a pair of side-hung paneled wood doors in an arched surround. The two doors each contain a leaded stained-glass window depicting the dates of the first Episcopal service in Bismarck (1873) and the consecration of St. George's (1949) along with lettering below which reads: "A Memorial to all pioneers of the Dakotas." The glass used in this window came from 12th-Century windows of the St. Nicholas church in North Stoneham, Hampshire, England.³

The nave is 28 feet wide and seats approximately 300, and the transepts seat 25 or more each. From the front of the narthex, the distance to the Altar is 130 feet. The width across each transept, at the east end of the Nave is 28 feet, and each transept extends 11 feet from the side of the nave. The steeply-pitched roof over the interior nave and transepts is supported by exposed, prefabricated timber frame King Post trusses that distribute the weight of the roof to crucks at the side walls and directly into the foundation. The entire ceiling is finished in tongue-and-groove siding, underlying the structural members. Interior walls are finished with the same white-washed concrete finish as the exterior of the building. The floors are asphalt tile.

The altar and the pulpit, and the other furnishings in the chancel and the sanctuary at the east end of the church, including the Bishop's chair and other chairs and prayer desks, are made of matched white oak, with a natural finish. These furnishings include the reredos behind the altar against the east wall of the chancel, which rises 17 feet from the floor and in front of the organ pipes, and a carved oak cross suspended in the center of the reredos. There were approximately

³ Tom Tudor, *St. George's Episcopal Memorial Church: The Stained Glass Windows* (Bismarck, North Dakota: Image Printing, 2019).

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1,700 pieces of matched white oak used to construct the altar and the reredos. The pulpit and altar were designed and built by the Manitowac Church Furniture Co. of Waukessa, Wisconsin.⁴

The chancel contains the sanctuary, seating for clergy and acolytes, the electric organ, and pews for the choir, with the St. Cecilia Room opening on the north side. This room was formerly the organ room but has since been converted to use as a columbarium, ca. 2004, which is a memorial to Dr. Robert and June Tudor.

The lighting fixtures harmonize with the architectural design in that they are an old English lantern type in antique bronze finish, hung by chains from the beams in the ceiling.

The church's basement contains a lobby, restroom, and storage space in the west end, beneath the vestibule. Beneath the nave is Rita Murphy Hall, a large open fellowship room which opens onto auxiliary meeting spaces at the east end, beneath the transepts and apse. A secondary stairwell is located in the southeast corner of the basement, leading up to the doorway located on the church's south elevation.

RENOVATIONS AND ALTERATIONS

St. George's is a modest-sized church building and has seen very few structural modifications over the years. Two notable alterations to the 1949 church occurred in the 1980s and 90s.⁵ The first was a primarily interior remodeling of the sanctuary at the east end of the church. In 1986, the congregation had purchased a custom-built Möller Organ Company electro-pneumatic organ. However, the east wall was the only space large enough for the impressive instrument—which consists of 12 speaking stops, 16 ranks, and 1,074 pipes in a surround built of carved oak, poplar, maple, walnut, and mahogany. The installation necessitated relocating the two stained-glass lancet-arched windows originally on the east-facing gable end of the church. The windows were retained and were placed on the east interior walls of the north and south transepts, flanking the sanctuary. At the same time, a rectangular opening on the interior wall of the St. Cecilia room (now the Columbarium) was enclosed and the old organ removed. The chancel was enlarged and the altar brought forward into the nave, allowing for the choir pews to be placed at the east end of the chancel in front of the reredos and new organ pipes.⁶

The second major alteration was the addition to the west façade, built in 1996 by AWBW Architects of Bismarck.⁷ The addition spans the front (west) façade and serves as a vestibule for the main entrance. Inside, it contains a coatroom to the south and an elevator to the north. The basement below was expanded to include an ADA-accessible restroom. The high ceiling in the addition is timber-framed like the interior of the nave; the round window in the apex of what was originally the gable front of the building is visible and continues to allow light through to the narthex. The addition is reinforced concrete and mimics the appearance of the original building's

⁴ "Altar of New St. George's Church to Be of White Oak," *Bismarck Tribune*, April 28, 1949.

⁵ "Church Celebrates 50th Anniversary," *Bismarck Tribune*, September 9, 1999.

⁶ Fr. Dennis A. Tippet, "A History of St. George's Episcopal Memorial Church," in an unpublished pamphlet created for the organ dedication event, December 5, 1986.

⁷ "Building Permits," *Bismarck Tribune*, June 21, 1992.

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structure and finish. The exterior contains a diamond-shaped fixed, four-lite window in the very peak of the gabled roof. The window is contemporary in its style and not in-keeping with the original design aesthetics. However, in its own way, this window, along with the slightly lowered roofline of the vestibule, provide visual cues to a keen observer that this is a later addition that has not undermined the condition or structural integrity of the original building.

In a statement Rector Father Dennis A. Tippet wrote for dedication of the new organ in 1986, he reflected on the history of the church, focusing on the physical evolution, from the consecration of the parish's first church building—the Bread of Life—to the erection of the new St. George's and subtle but impactful changes in the functional and liturgical aspects of its design and furnishings over the years. Spiritually, he concluded that each change is "only one more step towards a perpetually new beginning. The life of the church is not to be contained by walls."⁸ In a historic sense, however, despite the two construction projects that have occurred in the recent past, the walls of St. George's do contain and retain the character defining features of its unique construction method and style, from which it derives its architectural significance.

⁸ Fr. Dennis A. Tippet, "A History of St. George's Episcopal Memorial Church," in an unpublished pamphlet created for the organ dedication event, December 5, 1986.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☒ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☒ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture: Gothic Revival

Period of Significance

1949

Significant Dates

1949 – Initial Construction

1986 –Remodel on the east

1996 – Addition to the west

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Herman M. Leonhard, architect

John Larson, builder

Barton, Kinder, & Alderson, stained glass

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

St. George's Episcopal Memorial Church is a Gothic Revival church completed in 1949 by local architect and congregant Herman M. Leonhard, with unique stained-glass windows commissioned by Barton, Kinder, and Alderson of Brighton, UK. The church was initially patterned after the St. John the Divine church in Moorhead, MN (NRHP# 80002020), designed by nationally renowned architect Cass Gilbert in 1898. However, the design for St. George's evolved over the course of several years of planning (1938 to 1949), to better meet the needs of the congregation and satisfy the ecclesiastical hierarchy. The result is a blended Revival and contemporary design with a distinctive reinforced pumice concrete exterior and more traditional form and timber-framed interior. This was the first building in the state to employ pumice-concrete.⁹ The stained-glass windows—made from glass salvaged from the wreckage of churches bombed in England during WWII—are the only known examples of their kind in the country.¹⁰ The memorials contained within the church are to the pioneers of Dakota, regardless of their faith, and to community members who served in both World Wars. These memorials are indicative of the period in which St. George's was designed and built and reflect the broader interest of the community in erecting a symbol of peace and perseverance.

St. George's Episcopal Memorial Church is eligible for the NRHP under Criterion C, at the state level, for its architectural design. Its physical characteristics—its style, its innovative use of materials, and unique artistic details—distinguish it from contemporaneous religious buildings in the state. The ways in which H.M. Leonhard and clergy involved in its design blended traditional religious architecture with conservative but contemporary design were both practical and progressive. The result is a highly evocative religious memorial building acutely suited to the postwar era, and to the interests of the congregation and community at-large. St. George's satisfies Criterion Consideration A for religious properties as its historic significance is not in its capacity as a spiritual center, but rather as an example of the ways in which architectural design can embody the cultural climate of an era. St. George's also satisfies Criterion Consideration F for commemorative properties. St. George's is a memorial church. However, its historical significance is not derived from associations with those commemorated in its appurtenances. Rather, the clergy's decision to imbue the church with this secondary function contributed to the success of their capital campaign and broadened the building's relevance in a modern and compelling way. Since 2004, St. George's has housed the remains of congregants in the St. Cecilia room, now a Columbarium. However, the basis of this nomination is not an association with any individual, including those for whom St. George's is a final resting place. Therefore, Criterion Considerations C (birthplaces and grave sites) and D (cemeteries) do not apply.

⁹ "Hand-Carved Wood Furnishings Make Interior Unique," *Bismarck Tribune*, September 9, 1949.

¹⁰ The author has attempted to locate any other examples of Barton, Kinder, and Alderson windows in the United States and has made contact with State Historic Preservation Offices in adjacent states (Montana, Minnesota, and South Dakota); the Stained Glass Association of America in Buffalo, New York; the Corning Museum of Glass and Rakow Archive in Corning, New York; and the Brighton Hippodrome CIC (also brightonhistory.org); none of which has knowledge of any later works by the firm or its partners in the United States.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

HISTORIC CONTEXT

The first Episcopal Service in Bismarck was held on March 8, 1873, at the Capitol Hotel on Main Street in downtown Bismarck. In 1878, the Northern Pacific Railway donated six lots for the construction of an Episcopal Church in Bismarck. When plans for their first church building, the Church of the Bread of Life, were accepted in August 1879, the Episcopal congregation's building committee contracted to spend \$2,500. The funds for construction of the Church, raised by benefit suppers and entertainments, proved insufficient at first and the interior walls remained unfinished when consecration ceremonies were held.¹¹ Five years later, that omission was corrected and the Bismarck Weekly Tribune declared that, "it was, indeed, a transformation which was presented to the admiring gaze of the congregation."¹²

First Located at Mandan Street and Avenue A, the Church of the Bread of Life—a wood-framed Gothic Revival style shingle and lap-sided structure—was renamed St. George's Episcopal Church in 1887. It was moved to N 3rd Street and Rosser Avenue in about 1900. There, a small parish house was built and later joined to the rear of the Church. When the St. George's Episcopal Memorial Church was constructed at N 4th Street and E Avenue B, the former building was sold to the Presbyterian Church.¹³ The Bread of Life Church was donated to the state and moved to Camp Hancock in 1965 where it remains today.¹⁴

St. George's Episcopal Memorial Church was completed in 1949, designed by Bismarck architect Herman M. Leonhard and built by local contractor John Larson. Planning for the new building began in the mid-1930s and was spurred by a rapidly growing congregation. In just the five years leading up to its completion, St. George's congregation jumped from 150 to 260.¹⁵ While construction was delayed for the duration of WWII, church records document the thoughtfulness with which the groundwork was laid. The project would ultimately land in the hands of Reverend A.E. "Ted" Smith, who arrived at St. George's from Grafton, North Dakota in 1943, and who solicited the advice and insight of more experienced clergymen across the country.¹⁶ Funds for the construction were largely raised by church members; donations and memorial gifts came from congregants and community members alike. The total cost was

¹¹ There are two available dates provided for the consecration of the Bread of Life Church. According to the State Historical Society of North Dakota's interpretive content for the Camp Hancock State Historic Site, the Church was consecrated by Bishop Clarkson of Omaha and Reverend Dr. Patterson of Philadelphia in June 1880. However, Robert P. and Wynona H. Wilkins, in their history of the Episcopal Church in North Dakota, *God Giveth the Increase*, list the consecration as occurring on Whitsunday in June 1881.

¹² State Historical Society of North Dakota. Church of the Bread of Life. Interpretive sign. Camp Hancock State Historic Site, Bismarck, ND. Viewed August 26, 2020.

¹³ "City Votes to Allow State to Move Historic Church," *Bismarck Tribune*, April 7, 1965.

¹⁴ "Gone, but not Forgotten," *Bismarck Tribune*, June 9, 1965.

¹⁵ Letter from Rev. A.E. Smith to Charles Wikel, Johns Manville Co. Waukegan, Illinois, May 1st, 1948.

¹⁶ "St. George's Church Traces History Back to 1873," *Bismarck Tribune*, September 9, 1949.

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reported as \$150,000, financed by individual contributions along with a \$40,000 mortgage.¹⁷

HERMAN M. LEONHARD

The decision to hire H.M. Leonhard, one of St. George's own congregation, came with some hesitancy as he did not possess prior experience specifically in designing religious buildings. He was, however, a capable architect and he was willing to accept the challenge.

Herman Max Leonhard was born in 1894 in New Salem, North Dakota to German immigrant parents Agnes and Fred Leonhard. His father was a skilled carpenter and builder, responsible for many of the area's early structures. Herman learned the trade and obtained a degree in architectural engineering from the newly-established architectural program through the school for mechanical arts at the North Dakota Agricultural College (now NDSU).¹⁸ Upon completing the program, he worked for a short period of time as a draftsman for Thompson's Lumber Yard in Minneapolis, Minnesota.¹⁹

Leonhard served in the US Army Intelligence during the first World War, possibly on account of his heritage—he was a fluent German speaker. He had described his occupation as a self-employed contractor and builder on his draft registration card. He also wrote on his draft card, "I do not believe in war."²⁰ Regardless, when drafted, he served. Military records show that he belonged to the Signal Corps and was stationed overseas in France from June 10, 1918 to April 21, 1919. He was a Private 1st Class at the time of his discharge and had been in several major offensives at Aisne-Marne, St. Mihiel, and Meuse-Argonne.²¹

Following military service, Leonhard returned to North Dakota. In 1921, he married Claire Hoisveen in Grafton.²² The couple settled in Mandan after Leonhard found work with area architect—also an NDSU graduate—Nick Ressler.²³

Leonhard took a number of residential, commercial, and even public commissions in the years leading up to his work on St. George's. He practiced in various styles—often at the forefront of modern design trends. A number of modest residences in central Bismarck reflect his particular talent for the whimsical take on Tudor Revival architecture, popular in the early mid-20th Century—especially what is affectionately referred to as the Storybook bungalow. The Bismarck Tribune characterized a model house completed in this style by Leonhard and Robert Aune of

¹⁷ Rev. Douglass H. Atwill and Rev. A.E. Smith. *St. George's Episcopal Memorial Church: A Memorial to the Pioneers of the Dakotas, 1873-1949*: 7-8. Conrad Publishing Co., Bismarck, ND.

¹⁸ "North Dakota," SAH Archipedia, Society of Architectural Historians online. Sah-archipedia.org accessed 3/6/2021.

¹⁹ "H. Leonhard, Architect, Rites Saturday," *Bismarck Tribune*, January 25, 1974.

²⁰ "Herman Max Leonhard." Registration State: *North Dakota*; Registration County: *Morton County* Electronic document, www.ancestry.com accessed 3/6/2021.

²¹ *U.S., Adjutant General Military Records, 1631-1976*. Roster from the State of North Dakota (3):71-72. Electronic document, www.ancestry.com accessed 3/6/2021.

²² "H. Leonhard, Architect, Rites Saturday," *Bismarck Tribune*, January 25, 1974.

²³ "Nick Ressler, 84, Long-Time Mandan Resident, Succumbs," *Bismarck Tribune*, March 3, 1967.

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the Aune Carpenter Shop in 1935 as “ultra-modern.”²⁴ The house, at 903 N 9th St. has “rustic” elements including beamed ceilings with birch trim, a native-stone fireplace, and an iron stairway. Its exterior has all the charms of an English fairytale cottage such as the steeply-pitched side-gabled roof with exposed rafter tails and an asymmetrical façade with a catslide and wide stone chimney with stout pots. The “ultra-modern” components were really its practical features and conveniences such as a fully finished basement, clothes chutes and built-ins, modern built-in laundry fixtures, and an attached garage.

His own home, which he designed in 1937, stands at 719 N Mandan St. (within the Cathedral Area Historic District NRHP #80002908) and is perhaps the most unique local example of the Tudor Revival. It has a broad gable-front, clad in stucco with ornamental faux half-timbering and cartoonish faux bricks rendered in painted concrete. The windows and door openings on the façade are rounded and there are steeply-pitched shed-roofed dormers on the side elevations which contain divided-lite hung windows.

Throughout the Depression Era, Leonhard had worked for the Works Progress Administration as an architect and building project supervisor.²⁵ During this time, he appears to have truly adopted the guiding principles of the WPA architectural program, one of which is to provide opportunities for individual craftsman to participate and practice skills. Another is helping promote and advance the creative and/or new use of building technologies.

Aesthetically, his public works such as the stone-faced Robinson Hall community center in Robinson, North Dakota (NRHP # 100002253), were in the typical stream-lined Moderne or Art Deco style. According to Martens *Federal Relief Construction in North Dakota, 1931-1943*, this style “provided substantial opportunity for handcraft and field labor, often involving site cast concrete.” It was also considered “a modernizing, progressive, ‘scientific’ approach to building.”²⁶

His work on a small utilitarian warehouse building on Bismarck’s Front Street illustrates that he was easily adopting not only the WPA style—but also the mode. The building was built in 1938-1939 with sufficient funding from the WPA for labor, but “little money to spend on materials.”²⁷ Leonhard’s solution was to use cottonwood logs from the nearby river bottom. The logs were cut and split on site, then stacked and laid in concrete “as if they were bricks and mortar.” The warehouse was featured in *Popular Science* magazine, who referred to the construction method as a “novel type of insulated wall.”²⁸ Seventy-five years later, the building still stands in usable condition, a testament to Leonhard’s unique experimental approach.

²⁴ “Ground Will Be Broken for City’s Model Home Saturday,” *Bismarck Tribune*, June 10, 1935.

²⁵ R.L. Polk & Co. *Bismarck, North Dakota, City Directory 1938*:119.

²⁶ Steve Martens, *Federal Relief Construction in North Dakota, 1931-1943*, National Register of Historic Places Multiple Property Documentation Form (Washington, D.C.: National Park Service, United States Department of the Interior, 2010).

²⁷ “Veterans Group Studies Garage in Hope of Cutting Costs by Using Home-Grown Material,” *Bismarck Tribune*, March 27, 1946.

²⁸ “Cottonwood Blocks in Concrete Insulate Wall,” *Popular Science Magazine*, November (1941):124.

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When the U.S. entered World War II, plans for St. George's were underway but would inevitably stall until the war was over. Leonhard was 47 years old at the time and, while he registered for the draft, he was not selected for active service.²⁹ Instead, he dedicated himself to works on the home front. He headed the War Production Board in Bismarck and was actively involved in the American Legion along with his wife, and had even served as commander of the Disabled American Veterans organization in 1934.³⁰

Leonhard was presented the opportunity to design a new Episcopal church building in Bismarck as early as 1941.³¹ As the church would also serve as a memorial to the Pioneers of the community and, ultimately, the victims of another World War, perhaps Leonhard's own personal spiritual beliefs and life experiences compelled him to sign onto the project. His professional experiences, though doubted at first by the clergy, struck the ideal balance between traditional practice and craftsmanship and functional innovation. The resulting design did not achieve the clergy's initial vision of a Cass Gilbert replica. But what Leonhard contributed to the process of building a new home for a congregation expanding in the modern age would, in the end, be widely celebrated.

ARCHITECTURAL DESIGN AND CONSTRUCTION

Leonhard's design for St. George's Episcopal Memorial Church is rooted in the Gothic Revival style. The revival of medieval Gothic architecture came to prominence in England in the 19th Century as a newfound interest in historicism and romanticism was inspiring the arts and literature. In direct contrast to popular Neoclassicism, advocates for a return to Gothic architecture, most famously John Ruskin, extolled the virtues of medieval craftsmanship for a modern, moral, and Christian society.³² The Gothic Revival flourished in both the UK and the United States through the 1870s, by which time it began to fall out of vogue. Religious and public buildings, especially schools, however, continued to be rendered in the Gothic Revival style well into the 20th Century. In the U.S., its perpetuation was championed by American architect Ralph Adams Cram who, "saw the Gothic idiom not as a dead style but one interrupted in its development by the interjection of Renaissance classicism...an embodiment of principles of truth in responding to function and structural integrity."³³

Hallmarks of the Gothic Revival style in 20th Century ecclesiastical architecture include steeply-pitched gabled or cross-gabled roofs, dormers, pointed-arch or "lancet-arched" windows and door openings, stained-glass, buttresses, spires and other emphasis on verticality, vaulted

²⁹ "Herman Max Leonhard" U.S., *World War II Draft Registration Cards, 1942* Electronic document, www.ancestry.com, accessed 3/8/2021.

³⁰ Keli Berglund, Disabled American Veterans Commander 2019-2020, North Dakota Department of Veterans Affairs, conversation with author, March 8, 2021.

³¹ Rev. A.E. Smith's correspondences refer to a local architect in the congregation however, H.M. Leonhard was named architect for the project officially in May 1946. Rev. Douglass H. Atwill and Rev. A.E. Smith, *St. George's Episcopal Memorial Church: A Memorial to the Pioneers of the Dakotas, 1873-1949* (Bismarck, North Dakota: Conrad Publishing Co., 1949): 7.

³² Marvin Trachtenberg and Isabelle Hyman, *Architecture: From Prehistory to Postmodernity*, 2nd ed. (New Jersey: Prentice Hall, Inc., 2003): 439-443.

³³ Leland Roth, *American Architecture* (Boulder, Colorado: Westview Press, 2001).

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ceilings, delicate detailing, and cross bracing. This architecture was favored within the Episcopal church and these characteristics translated even to the small-scale late-19th and early 20th Century churches built in North Dakota in more modest expressions of the style based on applications found in rural English churches.³⁴

William David Walker, the first bishop of the North Dakota Episcopal Diocese, consecrated in December 1883, had considerable influence on local religious architecture—having assumed the mantle of early church building on the Plains and raising funds for church construction, appealing to a network of wealthy and influential easterners to support his mission. Examples of late-19th Century Gothic Revival Episcopal churches in the state include St. George's precedent the Bread of Life Church in Bismarck, the Episcopal Church of the Good Shepherd in Lakota, North Dakota, and St. Stephen's in Casselton, both built in 1885. As architectural historian Steve Martens has argued, the churches built at this time, particularly the latter two stone churches, “convey a clearly understood, underlying design philosophy as well as the hopes and aspirations of their builders. These examples also reflect the builders’ awareness of Ecclesiologically correct church design and their beliefs in the importance of these principles.”³⁵

It is unsurprising then, that when the vestry in Bismarck first started to envision a new building in the 1930s to meet the needs of their growing congregation, they looked to earlier iterations of a modest-sized Gothic Revival church. Even less surprising is that available advice, such as that from Rector John Patterson of Grace Church in Madison, Wisconsin recommended reference materials like Ralph Adams Cram's *Church Building* as “one of the best works of which I know.”³⁶ In 1941, under the leadership of Reverend N.E. Elsworth, the church reached out to congregant H.M. Leonhard, a local architect, to gage his interest in developing the plans. Leonhard's original drawings for St. George's illustrate how the initial design was steadfast in its Gothic Revival style.

The new church was to be based off an existing Episcopal church located in Moorhead, Minnesota. St. John the Divine Episcopal Church was built by architect Cass Gilbert and completed in 1889.³⁷ It has a cruciform plan and an asymmetrical façade, with a polygonal bell tower and spire at the southwest corner. Its west-facing, nested-gable entry has a Gothic arched window at center. The north- and south-facing gable-ended transepts contain tall, narrow stained-glass windows. Other windows throughout are paired divided-lite clear-glass windows. Eyebrow dormers adorn the sides of the apse end. The entire building stands on a granite-stone base with decorative wood shingles covering the exterior walls. An eight-sided brick chimney rises from the intersection of the nave and transepts.

As realized, Leonhard's final design for St. George's bears only some similarity to St. John's, primarily in its massing. Decisions to employ reinforced pumice concrete and commission

³⁴ Steve Martens, “Episcopal Churches” (presentation, Northern Great Plains History Conference in Grand Forks, North Dakota August 20, 2017).

³⁵ Ibid.

³⁶ Letter from Rector John Patterson to Rev. A.E. Smith on May 17, 1944.

³⁷ Harvey, Tom. 1979 St. John the Divine Episcopal Church. Minnesota Historic Properties Inventory Form. Electronic document <https://npgallery.nps.gov/AssetDetail/NRIS/80002020>, accessed 3/5/2021.

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custom stained-glass windows (at what would prove to be an exorbitant, albeit unanticipated, cost) have resulted in the church's two most unique and character-defining features from which it gains historic significance.

St. George's Episcopal Memorial Church is the first documented example of the use of reinforced pumice concrete in the northern U.S.³⁸ As described to readers of the Bismarck Tribune in 1948, "The church is being built of a special pumice material which reduced heat loss and eliminates the need for sound and heat insulating materials. The material is formed of a mixture of pumice, sand, concrete and water, has a tensile strength equal to that of concrete and a water content 20 to 30 percent higher than concrete. Weight of the material is 90 pounds per cubic foot compared to 144 for concrete."³⁹

Pumice, a rough-textured, porous volcanic rock, has been in use as a construction material for thousands of years. Famously, the Romans employed pumice in its powdered form, "pumicite", mixed with lime cement and lightweight pumice aggregate in erecting the dome of the Pantheon.⁴⁰ Revisited by architects and engineers in the early mid-20th Century, pumice and pumicite mined in the southwestern U.S. found its way into popular use in the modern construction industry.⁴¹ The material was light-weight, reducing dead load on structural supports and, in turn, decreasing costs associated with the structural steel. It was also insulating, durable, and fire-resistant.⁴² The advantages, particularly the cost savings, are most likely the reason for its use at St. George's.

Early on, plans indicate that the church was to be faced in stone, which would look far more traditional for an Episcopal Gothic Revival structure. According to the Bismarck Tribune, it was intended to be finished with kasota stone, quarried in Kasota, Minnesota. However, "the cost was so high that it was built instead with walls of reinforced pumice concrete painted an umber tint."⁴³ The effect was a bright, clean, untextured finish acclaimed as "one of the most modern churches in Bismarck."⁴⁴ This more modern outward aesthetic, even applied to a readily recognizable form of a Gothic Revival church building, likely pleased certain members of the ecclesiastical hierarchy from whom Reverend A.E. Smith, who had assumed charge of the congregation here in 1943, had solicited input throughout the design process. At least the urgings of architect and Rector John Patterson of Grace Church would have been met half-way. He had said to Smith in a letter in 1946, with regards to the proposed church:

I have great admiration for the work of Mr. Cass Gilbert, but I cannot feel that the job at Moorhead is in any living sense an outward and visible sign of what the church ought to be in

³⁸ "Hand-Carved Wood Furnishings Make Interior Unique," *Bismarck Tribune*, September 9, 1949.

³⁹ "Local Contractors Report Building Progressing Here," *Bismarck Tribune*, September 29, 1948.

⁴⁰ Marvin Trachtenberg and Isabelle Hyman, *Architecture: From Prehistory to Postmodernity*, 2nd ed. (New Jersey: Prentice Hall, Inc., 2003): 124-125.

⁴¹ Clippinger, Donn M. and Walter E. Gay. New Mexico Bureau of Mines and Mineral Resources Bulletin 28: Pumice Aggregate in New Mexico: Its Uses and Potentialities. Department of the New Mexico School of Mines. 1947.

⁴² "Pumice Roof," *Popular Mechanics Magazine* November (1950): 120-24.

⁴³ "Hand-Carved Wood Furnishings Make Interior Unique," *Bismarck Tribune*, September 9, 1949.

⁴⁴ "Completion of New St. George's Church is Expected Next Spring," *Bismarck Tribune*, November 23, 1948.

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our day. I am not recommending the use of something that necessarily breaks completely with tradition, nor would I necessarily hold the fort for my particular 'style' of architecture. I do feel, however, that in our generation our structures must be erected with careful regard for function.⁴⁵

Rector Patterson went on to direct Rector Smith to contemporaneous Episcopal churches for inspiration. These were St. Marks in St. Louis, Missouri, designed by Modernist architects Nagel and Dunn; Church of the Epiphany in New York, designed in a Norman Gothic style by Marion Sims Wyeth and Frederic Rhineland King; and a church in Alexandria, Virginia, possibly the Church of St. Clement.⁴⁶

In a small way, out of economical interest and the availability of innovative materials in the postwar era, St. George's, as designed by H.M. Leonhard and executed by builder John Larson, does reflect shifting attitudes toward religious architecture—what drove its design and what deviation from traditional reference was allowed. Modernist architecture had blossomed in Europe after WWI, even in church buildings where architects such as Rudolf Schwarz, in his 1930 Corpus Christi Catholic Church in Aachen, Germany had “demonstrated a new way of thinking about worship space, spatially and aesthetically” through use of “strong, simple forms, dramatic lighting, and clarity of liturgical purpose.”⁴⁷

That same movement struggled to gain momentum in the U.S. At the same time final decisions were being made regarding St. George's, Elbert Conover, the director of the Interdenominational Bureau of Architecture is quoted on religious architecture that it, “must be distinctively and easily recognizable as a place of divine worship”; must “look like a church.” Having reviewed hundreds of church plans in 1947-1948, he noted few more than a dozen were of a contemporary architectural style.⁴⁸ However, in the following decade, that would begin to change, even in North Dakota. Of the 323 churches built between 1945-1960 that are documented with the State Historic Preservation Office's North Dakota Cultural Resources Survey database, 69 are identified as either “Gothic Revival” or “Elizabethan/Tudor” (including St. George's), while 110 of them are described as having an architectural style that is “contemporary” or “modern.”⁴⁹

UNIQUE FEATURES

Stained Glass Windows

The “jewels” of St George's are its forty-five stained glass windows, made by the firm of Barton, Kinder, & Alderson, Stained Glass Artists and Craftsmen, Brighton, England. All but five of

⁴⁵ Letter from Rector John Patterson to Rector A.E. Smith dated November 15, 1946. Records, St. George's Episcopal Memorial Church, Bismarck, North Dakota.

⁴⁶ Letter from Rector John Patterson to Rector A.E. Smith dated November 15, 1946. Records, St. George's Episcopal Memorial Church, Bismarck, North Dakota.

⁴⁷ Gretchen Townsend Buggeln, *The Suburban Church: Modernism and Community in Postwar America* (Minneapolis: University of Minnesota Press, 2015).

⁴⁸ Ibid.

⁴⁹ State Historical Society of North Dakota, Department of Archaeology and Historic Preservation, North Dakota Cultural Resources Survey

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these windows include borders of blue, green, and colored fragments of stained-glass windows salvaged from Anglican Churches damaged or destroyed during the bombing of southeast England which took place during World War II. The fragments depict faces, body parts, church features, and a variety of other symbols, and frame a church symbol in each window. A memorial plaque beneath or adjacent to each window names the individual or individuals memorialized, the name or names of the donors, and, where applicable, the name of the Anglican Church from which the border fragments were salvaged.⁵⁰

Twenty-four of the stained-glass windows are lancet windows: a pair over the stairway, on the north wall of the narthex; four sets on each of the north and south walls of the nave; and two sets of triple lancet windows on the north and south walls of the transepts. There is a large circular window in the gable above the porch; the windows in the Chapel of Angels (the office) are rectangular, as are the windows on either side of the entryway to the narthex from the porch. These windows originally were on the outside west wall of the Church before the addition of the porch in 1986. The two windows against the west wall of the nave, on either side of the entry doors are rectangular, as are the two windows on the north side of each transept. These two transept windows were originally on the outside east wall of the Church, but were moved to the transepts with the installation of the organ pipes against the east wall in 1986. The windows in the columbarium and the sacristy are also rectangular. The windows in the entry door to the nave and the back door to the outside from the sacristy are semi-circular.⁵¹

These windows are memorials, purchased and given to St. George's by parishioners and other members of the community and the state. The presence of these windows is due largely to the efforts of Reverend Smith who first contacted Barton, Kinder, & Alderson after unsuccessfully trying to locate an American firm to build the windows. The English firm was established by three glass artists Kenneth M. Barton, Claude Kinder, and Albert E. Alderson at the end of WWII. The three had formerly worked together at Cox and Barnard and were based out of Brighton, U.K. Examples of their work can be found throughout primarily southeast England.⁵²

These windows "made history for the English firm of Barton, Kinder, & Alderson," as the *Bismarck Tribune* surmised upon their installation in November of 1949.⁵³ Their windows for St. George's are part of a body of work made with glass salvaged from Anglican churches destroyed in WWII. In the post-war years, the firm advertised in various publications and, presumably, this is where their services came to the attention of Rev. Smith. Smith wrote to the company, doubtful that the church could afford a commission. However, the company responded positively that they were glad "to trade with the colonies" and quoted him \$4,500 for 45 windows. The cost was deemed affordable and the windows were ordered. The finished products were shipped to the U.S. on a Norwegian freighter, but once they arrived at the customs office in Minneapolis, the devaluation of the English pound in the intervening time, had affected their value and an

⁵⁰ Dates and names of churches from which the glass was salvaged have been researched and documented in Tom Tudor's 2019 *St. George's Episcopal Memorial Church: The Stained Glass Windows*.

⁵¹ Tom Tudor, 2019.

⁵² "Barton, Kinder and Alderson." Website of the Sussex Parish Churches. sussexparishchurches.org 2021, accessed 3/8/2021.

⁵³ "Church's Windows Combine Ancient, New," *Bismarck Tribune*, November 28, 1982.

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unanticipated duty was placed on the windows to the sum of an additional \$1,706.40—beyond the church's ability to pay.⁵⁴ In a charitable fashion, North Dakota Senator William Langer intervened and was able to get the assessed fee waived. The Senate Judiciary Committee voted favorably, concluding that "St. George's Church should not be penalized for a mistake made in good faith."⁵⁵

Claude Kinder died in 1949 and, while the surviving partners continued to produce stained glass under all three names, together, until 1967, there are no other examples of their work known in the U.S. It appears St. George's was their first and last transatlantic commission.

While the windows are unique in their craftsmanship, they are representative of a postwar revitalization of the stained-glass and other artisan industries and reflect a 20th Century trend in the design for religious spaces. Barton, Kinder, & Alderson belong to a generation of architects, craftsmen, and artists who assumed the mantle of restoration, rebuilding, and reconciliation in wake of WWII. Salvaged materials were often reused and resulted in new work inspired by the modern age.⁵⁶ Famously, Coventry Cathedral, which had been destroyed in the Coventry Blitz of 1940, was rebuilt in a modern style by Spence in Arup from 1956-1962, within the roofless ruins of the former structure. The ruins were purposefully preserved as a "constant reminder of conflict, the need for reconciliation, and the enduring search for peace."⁵⁷ Similarly, the windows of St. George's, composed of unrelated fragments of recycled stained glass, combine old and new—perhaps an intentional commentary on loss and renewal.

Tower Bell

Located in the bell tower at the southwest corner of St. George's Church is a unique relic of early Bismarck history. The bell had hung in the Bread of Life Church since 1882 and was relocated at the completion of the new building. Originally, it was used on the Missouri River steamboat "Red Cloud," which sank after hitting a snag in the Missouri River above Ft. Peck, Montana on July 11, 1882. The shipwreck was a dramatic and newsworthy event, as the Red Cloud—named for the Oglala Lakota leader—was a record-setting vessel and touted as the best on the upper Missouri.⁵⁸ It was one of five steamers operated by Thomas C. Power and Isaac G. Baker on the Missouri River. Their combined steamer lines constituted the largest mercantile enterprise in Montana and Dakota. The Red Cloud ran on the "Baker Line" between Bismarck and Fort Benton, carrying both passengers and freight.⁵⁹ Adding to public interest at the time, when the

⁵⁴ Ibid.

⁵⁵ U.S. Congress. Senate, Committee on the Judiciary, *Rev. A.E. Smit: Report (to Accompany S. 2373)*, 82nd Congress, 2d sess., 1952.

⁵⁶ "History of Stained Glass," Website of the Stained Glass Association of America. www.stainedglass.org, accessed 3/9/2021.

⁵⁷ "Coventry Cathedral" Website of the World Monuments Fund. www.wmf.org 2021, accessed 3/9/2021.

⁵⁸ "Death of Capt. Isaac P. Baker Recalls Part Missouri River Shipping Played in Early Days," *The Lethbridge Herald*, February 7, 1938.

⁵⁹ "Baker Line," *Benton Weekly Record*, September 8, 1881.

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steamer wrecked, Baker and members of his family were among those stranded, eventually transferred to another steamer.⁶⁰

Isaac G. Baker's nephew, Isaac Post Baker, had been hired on as the General Agent for the Benton Line in 1881 and moved from St. Louis, Missouri to Bismarck around that time. He became one of the city's most prominent residents and even served as mayor from 1895 to 1901.⁶¹ Following the wreck of the Red Cloud, I.G. Baker & Co was unable to recover the boat or her cargo. However, the bell was salvaged and I.P. Baker donated it to the newly established Bread of Life Episcopal church in Bismarck. The bell currently housed at the Bread of Life at the Camp Hancock State Historic Site took the place of the Red Cloud bell when the latter was moved to St. George's in 1949.⁶²

Memorials

St. George's is a Memorial Church, which imbues it with a secondary purpose that has public value and interest beyond that of its congregants. To date, it contains over 90 memorial plaques indicating gifts given in memory of members of the community, largely but not only Episcopalians. The church was dedicated at its consecration to the pioneers of the Dakotas, regardless of creed. Thirty-eight of the memorial plaques within St. George's correspond to its stained-glass windows. The remaining memorial plaques are associated with the furniture and other furnishings of St. George's. The following is a representative sample of some of those community members who are memorialized here, individuals whose names are prominent in the history of Bismarck.⁶³

George Francis Will - George Will studied anthropology, archaeology, and botany, graduating from Harvard in 1906. At Oscar H. Will and Co., the company founded by his father, he experimented with breeding plants to produce better agricultural strains. George Will became an acclaimed corn breeder. His avid interest in the history and prehistory of North Dakota led him to write a variety of books, speeches and articles on the folklore, agricultural-lore, languages and customs, and archaeological remains of Native American groups living along the Upper Missouri. In all, George Will wrote 117 published books, articles, and reviews on the topics of history, prehistory, and botany.⁶⁴

Will was active throughout his life in community affairs, serving on many boards and commissions. In 1940, he received an honorary doctorate from the North Dakota

⁶⁰Annalies Corbin, *The Life and Times of the Steamboat Red Cloud* (College Station, Texas: Texas A&M University Press, 2006).

⁶¹William E. Lass, "Isaac Baker and the Baker Papers, 1855-1938," *North Dakota History* 24, No. 4 (1957): 175-179.

⁶²"Old Bell to Peal in New Tower," *Bismarck Tribune*, April 22, 1949.

⁶³The records of St. George's also contain a Book of Remembrance, which was begun at the time St. George's was dedicated and contains the names of these and numerous other pioneers of the Dakotas. These pioneers, especially those whose names are inscribed on the memorial plaques, are a relevant and significant part of the history of St. George's.

⁶⁴State Historical Society of North Dakota *Will Family* [finding aid]. State Historical Society of North Dakota Archives Collections. <https://www.history.nd.gov/archives/manuscripts/inventory/10190.html>, accessed 3/10/2021.

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Agricultural College, in recognition of his many contributions to modern agriculture. He was president of the State Historical Society of North Dakota. He became treasurer of the Society for American Archaeology in 1951. An undesignated memorial gift was made by Elvira and George Will in memory of the Bismarck Pioneers.⁶⁵

Edmond Alexander Hughes - E. A. Hughes and Edith A. Wakeman were married on June 13, 1900, in the former Episcopal Church building in Bismarck. Among E. A. Hughes' interests were lignite mining; telephone communications; construction of hotels, theaters, apartment buildings, and garages; state and local politics (he served in the state legislature from 1913 to 1915); and various causes such as the Missouri Valley Council of the Boy Scouts of America.⁶⁶ The Tower and the nave are the memorial gifts of Ed Hughes.

Captain John Middleton Belk - Captain John M. Belk was a pilot and captain on the Missouri and tributary rivers for fifty-seven years. He made his first trip into Dakota Territory in 1869 on the Steamer Amanda to bring supplies to old Fort Rice. In 1873, he married Miss Elizabeth Ann Hayes of Yankton and in 1881 they, with their first son, came to Bismarck on the Steamer Helena. The window in the outside door to the Sacristy is a memorial to Captain and Elizabeth Belk.⁶⁷

Rita A. Murphy - The lower level of St. George's was dedicated in November of 1973 as The Rita A. Murphy Memorial Hall. Rita was a member of St. George's for approximately fifty years. For many of those years she was a member of the choir and the Women's Auxiliary. Rita began her forty-one-year teaching career with the Bismarck Public School District in 1917. After receiving her BA degree from the University of North Dakota, she taught English and English Literature at Bismarck High School and Hughes Junior High School, where she taught until her retirement in 1965. In 1936, she became the first classroom teacher to serve as the President of the ND Education Association. She was selected as one of the ten outstanding teachers in the country in 1956. Rita Murphy Elementary School in Bismarck is named in her honor.⁶⁸

At the dedication of St. George's on September 10, 1949, Governor Fred Aandahl gave an address. In it, he described the church as both "beautiful and inspiring" and spoke of the suitability of the Episcopal Church to serve as stewards of the area's early history through the dedication of the new structure as a Pioneer Memorial. His words on that day are reflective on not only the settlement era, but of current conditions in a community—and nation—still reeling from the War:

The world today is not at rest; in fact it is much disturbed. Even within the United States which we pride and rightly place above all other lands, there is marked uneasiness. We need more of the spirit of the pioneers. How far could undaunted self-reliant determination

⁶⁵ Ibid.

⁶⁶ "State's No. 1 Builder E.A. Hughes Dies; Pioneer in Utilities," *Bismarck Tribune*, October 9, 1970.

⁶⁷ State Historical Society of North Dakota *Ben Belk* [finding aid]. State Historical Society of North Dakota Archives Collections. <https://www.history.nd.gov/archives/manuscripts/inventory/00124.html>, accessed 3/10/2021.

⁶⁸ "Rita A. Murphy, Noted Educator, Dies in Bismarck," *Bismarck Tribune*, November 30, 1968.

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mingled with our grandparents' frugality go to stem the tide of approaching economic reverses? How far could any unyielding determination to work hard at any task that needed to be done, as was mandatory of the pioneer if he was going to survive, go to solve the social unrest of today? How far could the humble gratitude of the homesteader who had just finished his sod house or his 10 by 12 claim shack go to give us all a fuller appreciation of the great riches that have grown up in this land of opportunity under the personal freedoms guaranteed by our form of government? As this grand new church is dedicated in memory of the early settlers let it rekindle in the people of today a revived spirit of the pioneers.⁶⁹

The donors of the gifts received in connection with the construction of St. George's, and those memorialized, were the pioneers and families of the pioneers spoken of in the dedication. But they are not the only group of people celebrated here. In the midst of WWII, Rev. Smith was faced with the challenge of running a vigorous capital campaign. On June 2nd, 1944, he wrote a letter appealing to those in the congregation who were able, to "sacrifice some of the lesser things in order to be able to give generously to the campaign." He included, "what better and more fitting memorial could we erect to honor those of our congregation and community who have answered the call of their country to the colors?"⁷⁰

This is the first documented proposal for military service memorials at the church, of which there are dozens. Smith's letter was perhaps what sparked or fueled a patriotic vision for St. George's which carried the fundraising through the war years and resulted in the following commemorations:

WW II Memorials – The Flag Pole was the gift of Henry and Mabel Jones. The first flag draped the casket of Lt. Dale W. Whitson when his body was brought home for reburial May 21, 1949. The United States Flag, the Episcopal Church Flag, and the North Dakota State Flag are the gifts of Mrs. Norman Hick, in memory of Capt. Lee Hicks, who lost his life with the army of occupation in Germany, 1948.⁷¹

The Processional Cross, the gift of Mr. and Mrs. B. E. Jones in memory of Lt. Ben Jones, who died December 3, 1944, of wounds received while leading his platoon into action in Holland the night of November 6-7, 1944.⁷²

The Sanctuary Pavement Lights (Candles), are the gift of Lois Shipley, Dudley and Barbara Whitson, and the parents of Lt. Dale W. Whitson, in memory of Lt. Dale W. Whitson, co-

⁶⁹ Fred G. Aandahl, Governor, North Dakota, "Address – Dedication St. George's Episcopal Church" (Dedication speech, Bismarck, North Dakota, September 10, 1949). Records of St. George's Episcopal Memorial Church, Bismarck.

⁷⁰ Letter from Rector A.E. Smith to congregation, June 2nd 1944. Records of St. George's Episcopal Memorial Church.

⁷¹ Rev. A.E. Smith's correspondences refer to a local architect in the congregation however, H.M. Leonhard was named architect for the project officially in May 1946. Rev. Douglass H. Atwill and Rev. A.E. Smith, *St. George's Episcopal Memorial Church: A Memorial to the Pioneers of the Dakotas, 1873-1949* (Bismarck, North Dakota: Conrad Publishing Co., 1949): 16.

⁷² Ibid.

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pilot on a bombing mission over Germany, August 16, 1944. The Altar Cross, the silver Wine Flagon, Water Cruets, a Bread Box, and a Lavabo, the gifts of his friends.⁷³

The Virgin and Child window in the south transept of St. George's is a memorial given by R. B., Bruce, and Rita A. Murphy in memory of Captain Lloyd G. Murphy, 31st Infantry, who survived 45 months of Japanese imprisonment following the fall of Bataan, but lost his life at sea near Formosa in the bombing of the prison ship transporting him to Japan on January 27, 1945. The Credence Table is also a memorial given in memory of Captain Murphy by Rita, Bruce, and R. B. Murphy.⁷⁴

WWI Memorials - St. George's also has a bronze memorial plaque dedicated to the memory of thirty-two of the members of its congregation who were among the 35,448 North Dakotans who served in the armed forces during World War I. The plaque predates the church building, but like the bell, was transferred to St. George's from the Bread of Life Church. It had been dedicated on Sunday, October 26, 1919. This memorial tablet is currently located just to the north as one enters the Nave from the Narthex.⁷⁵

The name of one of the men listed on this tablet, Addison B. Falconer (1890-1918), is marked with two stars to show that he lost his life while in the service of his country. Captain Falconer was one of more than 1,300 North Dakotans who died in the War, 642 of those, including Captain Falconer, dying from disease. The St. Mark window on the north side of the Nave is a memorial to Captain Addison Falconer.⁷⁶

Also named on the tablet is Lewis Wilford, who was the Rector serving St George's from 1911-1915. He was born in Sussex, England, and returned to England from St. George's in 1915. It seems likely that Rev. Wilford served in the British armed forces during World War I, however there is no record at St. George's concerning his military service.⁷⁷

These memorials to pioneers and patriots alike speak to certain values—strength, bravery, industry, self-reliance, good fellowship, integrity, democracy, and faith—cherished by many, particularly in the aftermath of WWII. That the community was able to erect a structure that could, in part, symbolize these things, is evidence that the memorial concept resonated with the people of Bismarck and of North Dakota.

CONCLUSION

St. George's Episcopal Memorial Church has historic significance beyond its religious function and the spiritual symbolism of its many beautiful elements such as the artful stained-glass windows, the hand-carved furnishings, or the special memorials. And while the history of the congregation itself is as old as the City of Bismarck, this particular Church building derives

⁷³ Ibid.

⁷⁴ Ibid.

⁷⁵ Ibid.

⁷⁶ Ibid.

⁷⁷ Ibid.

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broader significance for the ways in which its architectural design embodies and expresses the artistic and cultural climate of the postwar period. Designed through a years-long collaboration between the church and local architect H.M. Leonhard, its innovative use of materials created an aesthetic distinct from the traditional Gothic Revival churches upon which it was modeled. The unique mode of manufacture behind its Barton, Kinder & Alderson stained-glass windows acutely addressed wide-felt feelings of loss and the promise of perseverance. The broad support for the construction of St. George's, as evidenced by community-wide donations and memorials, numerous news articles anticipating its completion and celebrating its beauty, and even a dedication speech by the governor himself, speak to the success of those integral to its design, in answering not just the immediate needs of a growing congregation, but the hopes of a proud community still healing from WWII and remembering its roots. For these reasons, St. George's has been and continues to be cherished by Bismarck citizens of all faiths.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Wilkins, Robert P. and Wynona H. *God Giveth the Increase: the History of the Episcopal Church in North Dakota*. Fargo, North Dakota: North Dakota Institute for Regional Studies, 1959.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

St. George's Episcopal Memorial Church

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☒ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: State Archives, State Historical Society of North Dakota

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property <1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

3. Latitude: _____ Longitude: _____

4. Latitude: _____ Longitude: _____

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 14T Easting: 363773.2 Northing: 5185697.6

2. Zone: _____ Easting: _____ Northing: _____

3. Zone: _____ Easting: _____ Northing: _____

4. Zone: _____ Easting : _____ Northing: _____

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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of St. George's Episcopal Memorial Church at 601 N 4th Street, is County Parcel Number 0015-012-025 encompassing Lot 5 and the south 25 feet of Lot 6, Block 12, in the Northern Pacific Addition to the City of Bismarck, Burleigh County, North Dakota.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for St. George's Episcopal Memorial Church includes the city lot retaining the historic church building. The associated modern parking lot to the east is located on Parcel Number 0015-012-020 and is excluded from the site boundary as it is non-historic and not directly associated with the historic period defined for St. George's. The boundary does not extend beyond the right-of-way. The sidewalks and boulevards that line the property's north and south edges along N 4th Street and E Avenue B are maintained by the property owner, but are owned and managed by the City of Bismarck.

11. Form Prepared By

name/title: Emily Sakariassen, Architectural Historian and Tom Tudor, Senior Warden

organization: Metcalf Archaeological Consultants Inc., with St. George's Episcopal Memorial Church

street & number: Metcalf Archaeological Consultants, Inc., P.O. Box 2154

city or town: Bismarck state: ND zip code: 58501

e-mail esakariassen@metcalfarchaeology.com

telephone: 701-258-1215

date: May 4, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: St. George's Episcopal Memorial Church

City or Vicinity: Bismarck

County: Burleigh

State: North Dakota

Photographer: Tom Tudor

Date Photographed: 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

View: Oblique view of exterior elevations, facing northeast.

Image ID: P1010003

1 of 5.

Name of Property: St. George's Episcopal Memorial Church

City or Vicinity: Bismarck

County: Burleigh

State: North Dakota

Photographer: Tom Tudor

Date Photographed: 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

View: Oblique view of exterior elevations, facing southeast.

Image ID: P1010037

2 of 5.

Name of Property: St. George's Episcopal Memorial Church

City or Vicinity: Bismarck

County: Burleigh

State: North Dakota

Photographer: Tom Tudor

Date Photographed: 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

View: View of exterior east elevation, facing west.

Image ID: P1010029

3 of 5.

Name of Property: St. George's Episcopal Memorial Church

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City or Vicinity: Bismarck

County: Burleigh

State: North Dakota

Photographer: Tom Tudor

Date Photographed: 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

View: Oblique view of exterior elevations, facing southwest.

Image ID: P1010032

4 of 5.

Name of Property: St. George's Episcopal Memorial Church

City or Vicinity: Bismarck

County: Burleigh

State: North Dakota

Photographer: Tom Tudor

Date Photographed: 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

View: Oblique view of exterior elevations, facing southeast.

Image ID: P1010001.

5 of 5.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

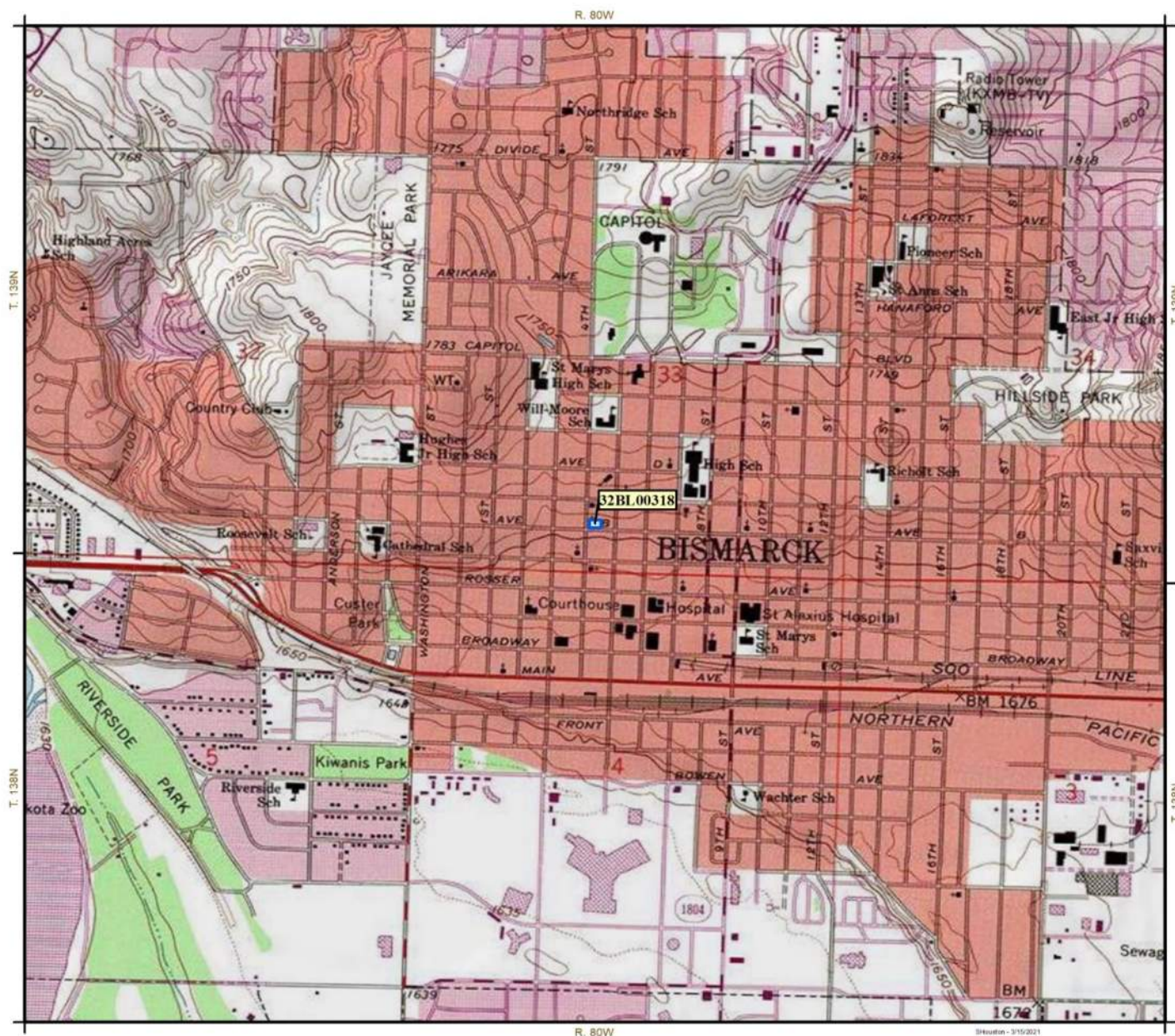
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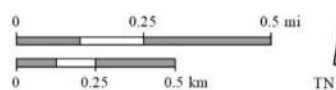
St. George's
Episcopal Memorial Church
Burleigh County, ND
32BL00318

Metcalf Archaeological
Consultants, Inc.
JAN 1998

7.5' Quad.
Overview



1:24000



NAD 1983 UTM Zone 14N

Architectural Site

Figure 1: St. George's Episcopal Memorial Church depicted on the 7.5' USGS Bismarck (1962, photorevised 1976) quadrangle map.

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Figure 2: St. George's Episcopal Memorial Church depicted on aerial imagery.

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Figure 3: Photograph of St. George's Episcopal Memorial Church, 601 N 4th St. Bismarck, view northeast. Photograph by Tom Tudor, 2020.

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Figure 4: Photograph of St. George's Episcopal Memorial Church, view southeast. Photograph by Tom Tudor, 2020.

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Figure 5: Photograph of St. George's Episcopal Memorial Church, view southwest. Photograph by Tom Tudor, 2020.

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Figure 6: Photograph of St. George's Episcopal Memorial Church, view west. Photograph by Tom Tudor, 2020.

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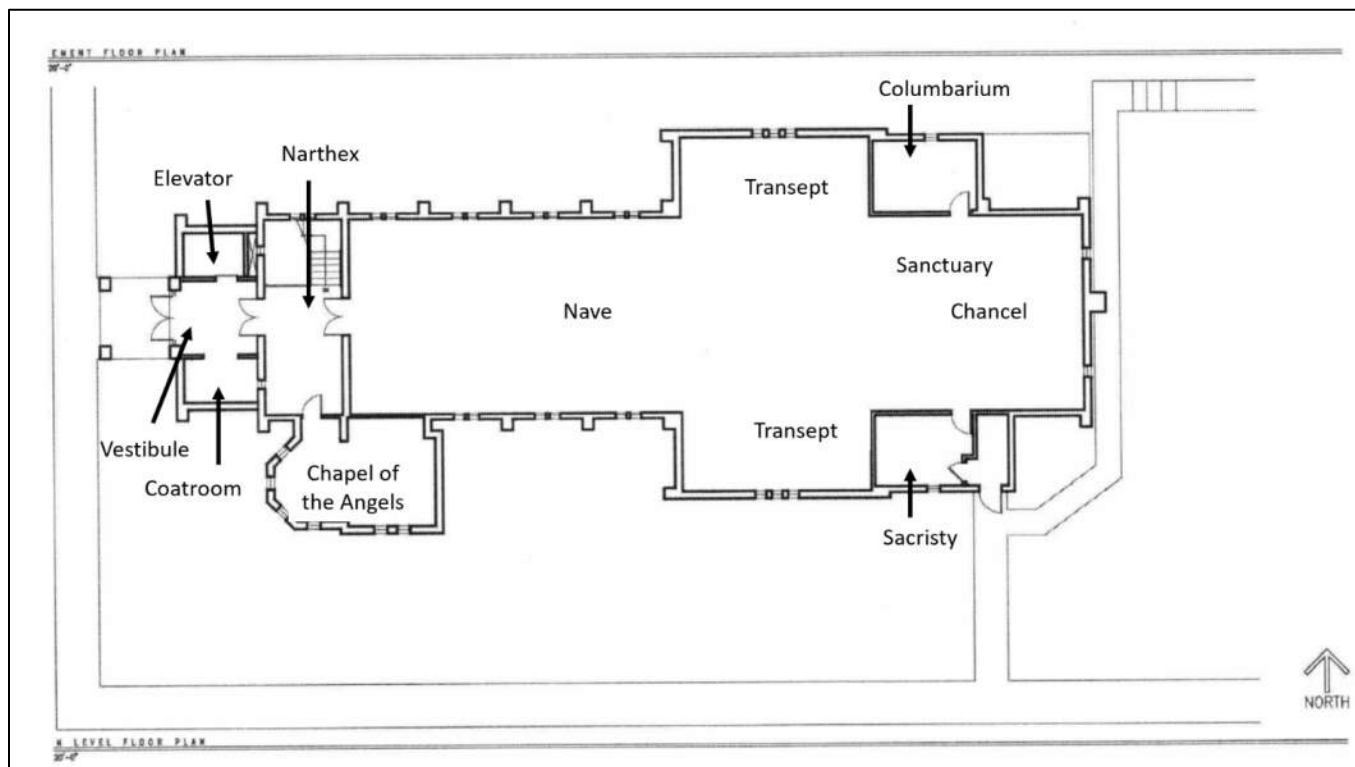


Figure 7: Plan and interior layout of St. George's Episcopal Memorial Church, adjusted from the 1996 AWBW main and lower level plans.

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Figure 8: Photograph of St. George's Episcopal Memorial Church, interior, view from the nave toward the sanctuary. Note: exposed timber-framed roof, concrete wall finish, white-oak furnishings, organ on the east wall, and the windows flanking the sanctuary at left and right which were originally located on the apse end. Photograph by Tom Tudor, 2020.

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Figure 9: Photograph of the Cass Gilbert-designed 1898 St. John the Divine Church, Moorhead, Minnesota. Photograph by Thomas Harvey, 1979 (Minnesota Historical Society).

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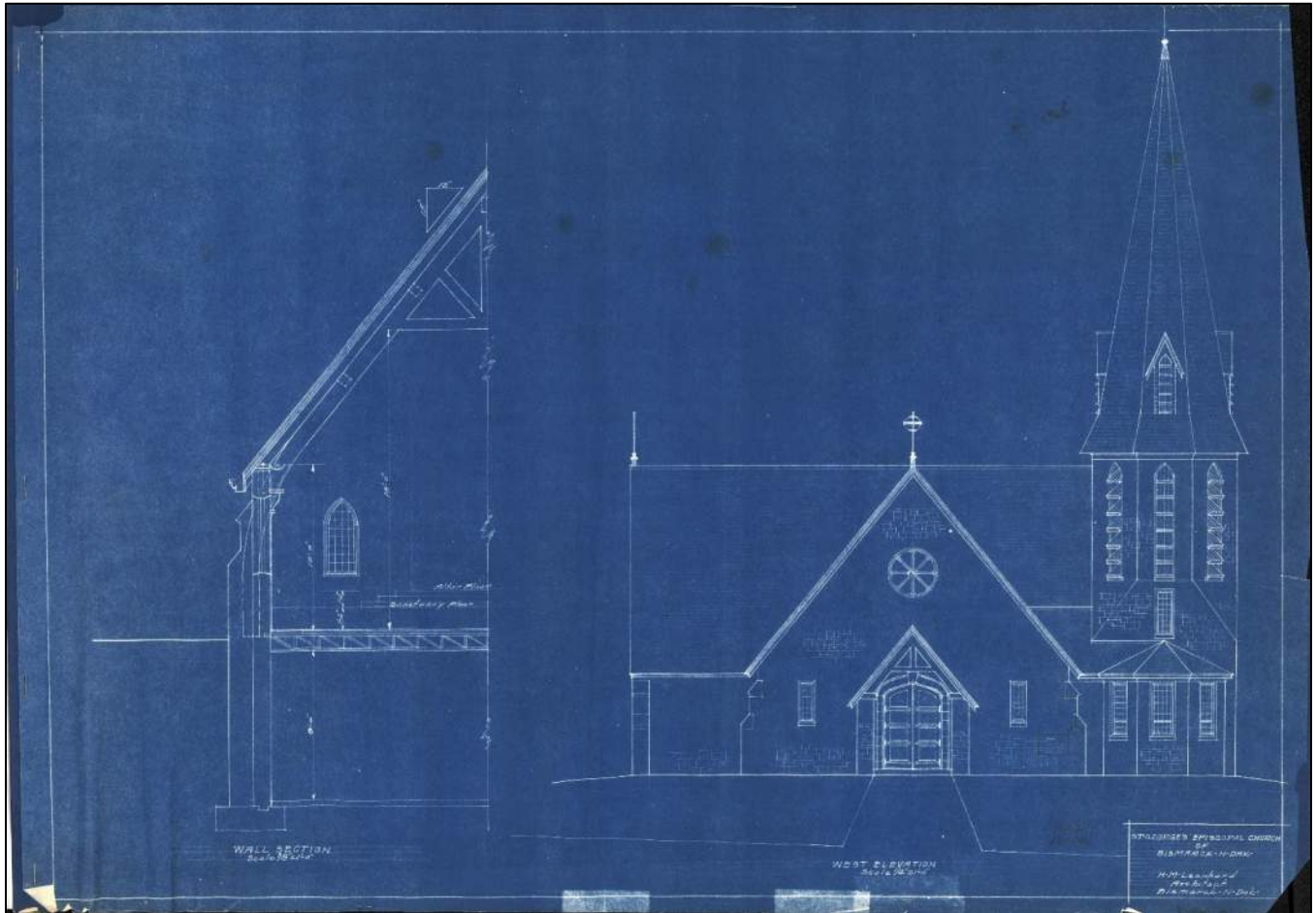


Figure 10: Original blueprints drawn by H.M. Leonhard depicting more traditional Gothic Revival style exterior with stone face (State Historical Society of North Dakota).

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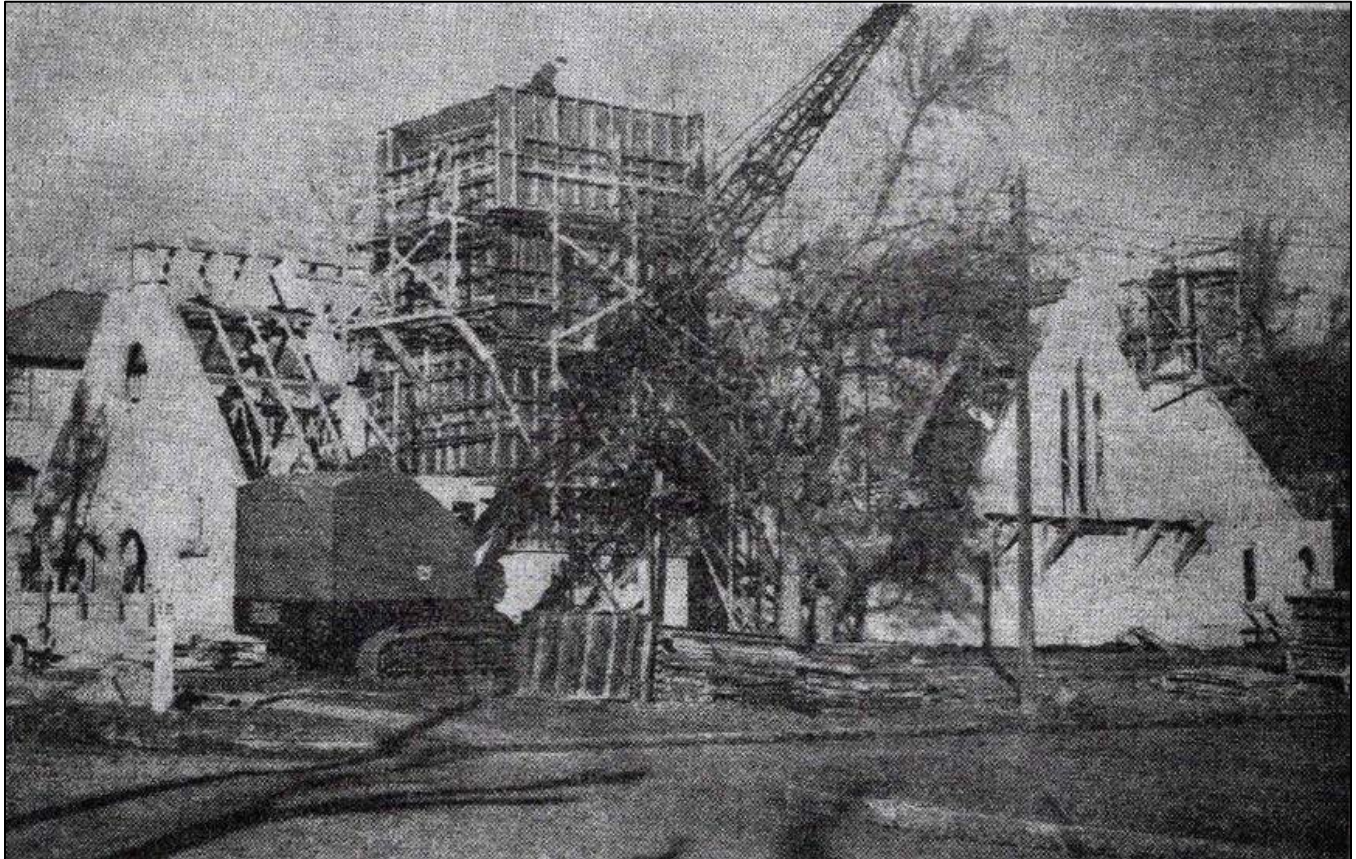


Figure 11: Photograph of St. George's Episcopal Memorial Church under construction, 1948. Note: steel reinforced concrete structure with timber-framed roof. Clipping from the *Bismarck Tribune*, November 23, 1948.

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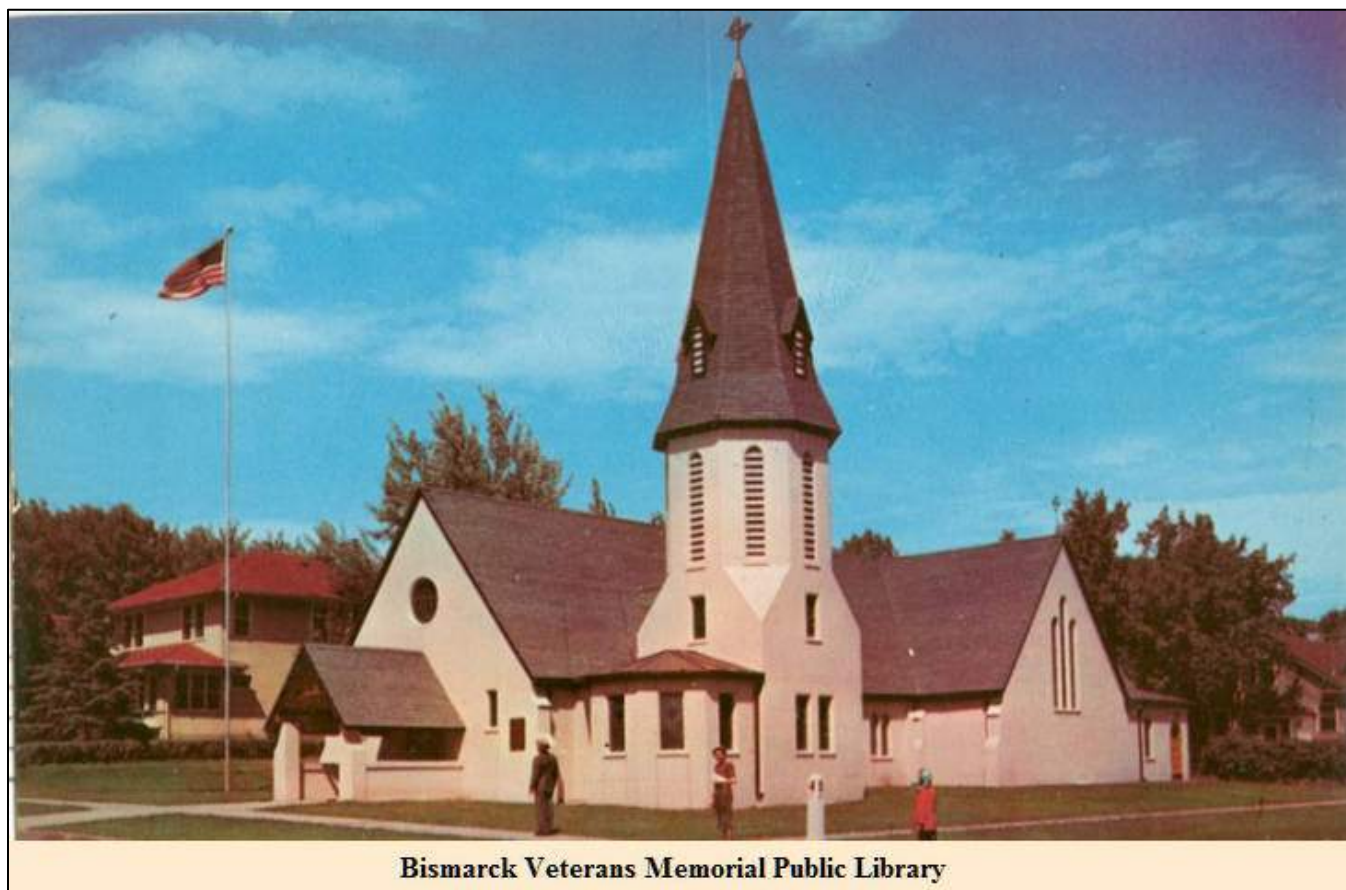
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Figure 12: Historical photograph of St. George's Episcopal Memorial Church, 601 N 4th St., Bismarck, ND, ca. 1975, prior to the 1996 addition (Bismarck Veterans Memorial Public Library).

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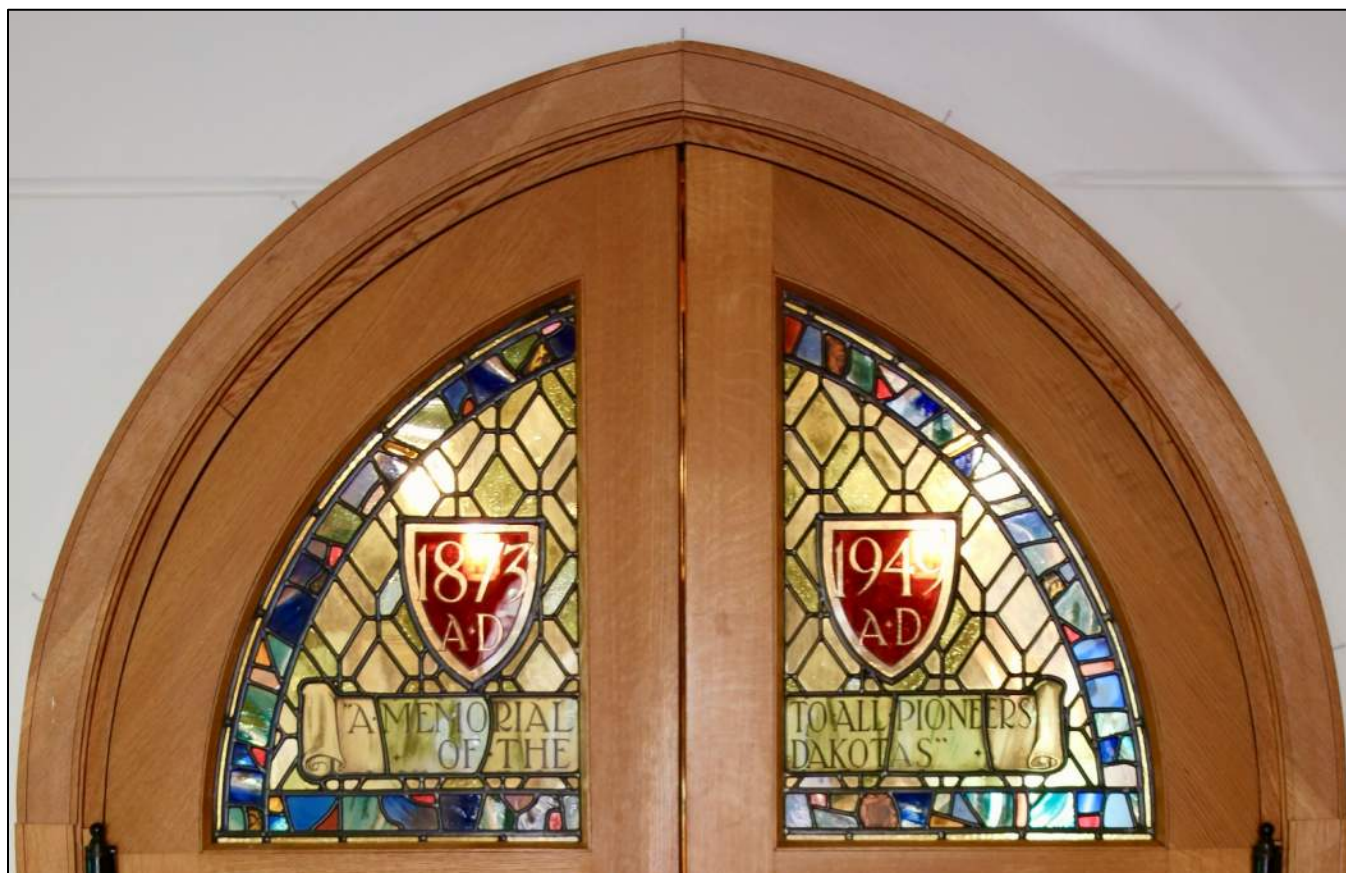
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Figure 13: Interior entrance to the narthex showing stained-glass windows by Barton, Kinder, & Alderson. Glass used is from 12th Century windows of St. Nicholas Church in North Stoneham, UK. Photograph by Tom Tudor, 2019.

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Figure 14: Gable-front window, originally the exterior west façade. Window depicts St. George and the Dragon by Barton, Kinder, & Alderson. Photograph by Tom Tudor, 2019.

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Figure 15: Window in narthex depicting the Great Seal of the State of North Dakota by Barton, Kinder & Alderson. Glass used is from 12th Century windows of St. Michael's Church in Southampton, UK.

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Figure 16: Composite of three photographs, each depicting close up sections of stained-glass windows from St. George's Episcopal Memorial Church. Each section illustrates the way in which Barton, Kinder & Alderson incorporated fragments of window glass in window borders, resulting in a collage of recycled imagery. Photographs by Tom Tudor, 2019.

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Figure 17: Photograph of the steeple bell salvaged from the Steamboat Red Cloud. Photograph by Tom Tudor, 2019.



MEMORANDUM

Highland Acres Survey Project Update

TO: Chair Sakariassen and Historic Preservation Commission
FROM: Will Hutchings, AICP, Planner
DATE: June 11, 2021

Metcalf Archaeological Consultants, Inc. and the North Dakota State Historic Preservation Office (SHPO) have completed draft architectural site survey forms associated with the Highland Acres survey project. Attached to this memo is an eligibility chart compiled by SHPO, a draft final survey report from Metcalf Archeological Consultants and a map that combines the site eligibility findings from both agencies.

The combined site survey findings identify a total of 299 properties with a proposed eligibility status of 'Contributing'; Four of these would also be 'Individually Eligible' and nine would be eligible for a 'Thematic Nomination.' Fifty properties were identified as 'Non-Contributing' and one property was identified as vacant. The attached map depicts the proposed eligibility of all sites within the study area.

Metcalf Archeological Consultants will be available at the meeting to present their draft survey report to the Historic Preservation Commission and receive any for comments and answer questions. A representative from SHPO will also be available for any questions related to the site surveys they completed.

Copies of the individual site survey forms are available upon request. Please contact Will Hutchings at 701-355-1850 or whutchings@bismarcknd.gov.

Staff Recommended Action:

Review the draft final survey report from Metcalf Archeological Consultants and provide any comments.

Attachments:

- Eligibility Chart – State Historic Preservation Office
- Draft Final Report – Metcalf Archeological Consultants
- Combined Map of Proposed Eligibility



Highland Acres Survey - Eligibility Chart

ND SHPO

SITS #	Address	Construction Date	Style	Eligibility	Additional Features
32BL855	1020 Arthur Dr	1966	Split-entry	C	NC
32BL871	700 Crescent Ln	1960	Split-level	C	
32BL870	701 Crescent Ln	1954	Hipped Roof Box	C	NC
32BL872	706 Crescent Ln	1954	Ranch	C	C
32BL873	708 Crescent Ln	1957	Ranch	NC	
32BL874	714 Crescent Ln	1972	Mansard	C	NC
32BL913	804 Crescent Ln	1969	Ranch	C	
32BL935	813 Crescent Ln	1953	Plain Residential	C	
32BL914	814 Crescent Ln	1954	Ranch	C	NC
32BL915	816 Crescent Ln	1952	Ranch	C	
32BL891	817 Crescent Ln	1952	Ranch	C	C
32BL839	821 Crescent Ln	1952	Hipped Roof Box	C	C
32BL916	822 Crescent Ln	1948	Ranch	C, T	
32BL892	825 Crescent Ln	1952	Other Style	NC	NC
32BL917	828 Crescent Ln	1949	Plain Residential	I, C	C
32BL893	831 Crescent Ln	1952	Split-level	C	NC
32BL918	832 Crescent Ln	1952	Minimal Traditional	C	
32BL894	833 Crescent Ln	1952	Ranch	C	
32BL919	902 Crescent Ln	1948	Plain Residential	C, T	
32BL895	903 Crescent Ln	1948	Split-level	C	
32BL920	906 Crescent Ln	1948	Ranch	C, T	
32BL896	907 Crescent Ln	1948	Split-level	C, T	NC
32BL921	910 Crescent Ln	1948	Minimal Traditional	C, T	NC
32BL897	911 Crescent Ln	1948	Hipped Roof Box	C, T	
32BL922	912 Crescent Ln	1952	Other 20th Century Modern	C	
32BL898	915 Crescent Ln	1949	Plain Residential	C, T	
32BL923	916 Crescent Ln	1958	Ranch	C	
32BL899	917 Crescent Ln	1949	Plain Residential	C, T	NC
32BL900	921 Crescent Ln	1950	Plain Residential	C	NC
32BL924	922 Crescent Ln	1958	Ranch	C	
32BL901	925 Crescent Ln	1956	Ranch	C	
32BL902	929 Crescent Ln	1956	Ranch	C	
32BL905	1003 Crescent Ln	1959	Ranch	C	
32BL884	1004 Crescent Ln	1959	Split-level	C	NC
32BL906	1005 Crescent Ln	1955	Eclectic	NC	
32BL907	1009 Crescent Ln	1955	Ranch	C	
32BL885	1010 Crescent Ln	1956	Plain Residential	C	C
32BL908	1013 Crescent Ln	1955	Ranch	C	
32BL886	1016 Crescent Ln	1967	Split-level	C	
32BL909	1017 Crescent Ln	1956	Ranch	C	
32BL887	1020 Crescent Ln	1965	Split-entry	NC	

32BL910	1021 Crescent Ln	1958	Ranch	C	
32BL888	1024 Crescent Ln	1962	Split-level	C	NC*
32BL911	1025 Crescent Ln	1968	Other Contemporary	C	
32BL889	1028 Crescent Ln	1957	Ranch	NC	NC
32BL912	1029 Crescent Ln	1961	Ranch	C	
32BL838	1032 Crescent Ln	1958	Ranch	C	
32BL840	1033 Crescent Ln	1956	Other Contemporary	C	
32BL943	1143 E Coulee Rd	1962	Ranch	C	
32BL857	1204 E Coulee Rd	1964	Split-level	C	
32BL841	1205 E Coulee Rd	1963	Ranch	C	
32BL858	1208 E Coulee Rd	1964	Split-entry	NC	
32BL842	1209 E Coulee Rd	1976	Ranch	C*	
32BL843	1213 E Coulee Rd	1968	Ranch	C	
32BL859	1216 E Coulee Rd	1967	Split-level	C	
32BL949	1217 E Coulee Rd	1965	Ranch	C	
32BL860	1220 E Coulee Rd	1967	Split-level	C	
32BL950	1221 E Coulee Rd	1975	Ranch	C*	NC
32BL951	1225 E Coulee Rd	1966	Split-entry	C	
32BL861	1226 E Coulee Rd	1965	Ranch	C	
32BL862	1232 E Coulee Rd	1964	Ranch	C	
32BL952	1233 E Coulee Rd	1965	Split-entry	C	NC
32BL845	1238 E Coulee Rd	1964	Ranch	C	
32BL953	1241 E Coulee Rd	1964	Split-level	C	
32BL954	1245 E Coulee Rd	1966	Split-level	C	
32BL844	1301 E Coulee Rd	1964	Ranch	C	NC
32BL945	1137 Edwards Ave	1990	Millenium Mansion	NC	
32BL940	1121 N Parkview Dr	1965	Other Contemporary	C	C
	1126 N Parkview Dr		VACANT LOT		
32BL941	1129 N Parkview Dr	1964	Ranch	C	C*
32BL944	1136 N Parkview Dr	2016	New Traditional	NC	
32BL942	1139 N Parkview Dr	1962	Other Contemporary	C	C
32BL863	1213 N Parkview Dr	1963	Ranch	C	
32BL864	1221 N Parkview Dr	1963	Ranch	C	
32BL865	1229 N Parkview Dr	1964	Ranch	C	
32BL866	1235 N Parkview Dr	1962	Ranch	C	
32BL867	1239 N Parkview Dr	1963	Split-entry	C	
32BL868	1255 N Parkview Dr	1963	Ranch	C	
32BL869	1261 N Parkview Dr	1963	Colonial Revival	NC	
32BL925	901 Parkview Dr	1958	Ranch	C	
32BL926	905 Parkview Dr	1957	Ranch	C	
32BL927	909 Parkview Dr	1957	Ranch	C	
32BL928	913 Parkview Dr	1956	Ranch	I, C	NC
32BL929	917 Parkview Dr	1960	Split-level	C	
32BL930	921 Parkview Dr	1959	Colonial Revival	C	
32BL880	922 Parkview Dr	1972	Ranch	C	
32BL881	926 Parkview Dr	1959	Ranch	C	
32BL931	929 Parkview Dr	1966	Split-entry	I, C	

32BL882	930 Parkview Dr	1958	Ranch	NC	
32BL883	934 Parkview Dr	1957	Ranch	C	
32BL903	1001 Parkview Dr	1959	Ranch	C	
32BL904	1005 Parkview Dr	1961	Ranch	C	
32BL837	1009 Parkview Dr	1962	Ranch	C	
32BL856	1019 Parkview Dr	1968	Colonial Revival	C	
32BL936	1002 W C Ave	1954	Ranch	NC	NC
32BL875	1003 W C Ave	1955	Hipped Roof Box	C	NC
32BL937	1006 W C Ave	1953	Split-level	C	NC
32BL876	1009 W C Ave	1950	Plain Residential	C	
32BL938	1016 W C Ave	1947	Ranch	NC	NC
32BL877	1019 W C Ave	1952	Eclectic	NC	
32BL939	1024 W C Ave	1953	Colonial Revival	C	
32BL878	1025 W C Ave	1978	Split-level	C*	
32BL879	1029 W C Ave	1959	Split-level	C	
32BL932	1058 W C Ave	1959	Ranch	C	
32BL933	1064 W C Ave	1961	Ranch	C	
32BL934	714 Williams St	1953	Ranch	NC	NC
32BL890	720 Williams St	1978	Tudor Revival	NC	

Eligibility Options

C-contributing

I- individually eligible

T- thematic nomination

NC- noncontributing

*-depending on final period of significance

3-I, 7-T,

91-C, 15-

NC

8-C, 22-NC



Submitted via email

June 4, 2021

William Hutchings, Planner
Bismarck Historic Preservation Commission
221 N 5th Street
PO Box 5503
Bismarck, North Dakota 58503
whutchings@bismarcknd.gov

Re: Draft Report, City of Bismarck Highland Acres Survey (Letter of Transmittal)

Dear Mr. Hutchings,

Please find enclosed the draft report with results of the City of Bismarck's Highland Acres Survey: A Class III Architectural Inventory in Burleigh County, North Dakota. The purpose of the inventory was to determine whether the Highland Acres neighborhood is eligible for inclusion in the National Register of Historic Places (NRHP) as a historic district and, if so, which properties would be considered contributing. The State Historic Preservation Office defined the geographic boundaries and period of significance for the study area. The study area includes 352 residential and non-residential properties. Metcalf surveyed and evaluated 250 of these sites. The State Historic Preservation Office agreed to survey and evaluate the remaining 102 properties. This report documents the results of Metcalf's portion of the inventory. The State Historic Preservation Office will provide the results of their survey as an addendum to this report.

Metcalf finds that, pending the results of SHPO's inventory, the majority of the sites surveyed—214 of the 250 – date to the period of significance defined for the study area (1948-1971) and retain sufficient integrity to be considered eligible/contributing to the proposed district. Metcalf also found that of these contributing sites, one is individually eligible for inclusion in the NRHP (MAC-068) and one has thematic nomination potential (MAC-169). Only 36 of the properties surveyed are recommended non-contributing and not eligible for inclusion in the NRHP.

Please do not hesitate to contact me with any questions you have regarding these deliverables. I can be reached by phone at (701)258-1215 or by email at esakariassen@metcalfarchaeology.com if you have questions. Email is preferred as I am currently working from home.

Best Regards,

Emily Sakariassen
Architectural Historian

BISMARCK, NORTH DAKOTA
EAGLE, COLORADO

GOLDEN, COLORADO (HQ)
SALT LAKE CITY, UTAH

BOZEMAN, MONTANA
GRAND JUNCTION, COLORADO

MAC@MetcalfArchaeology.com
MetcalfArchaeology.com

MANUSCRIPT DATA RECORD FORM

1. Manuscript Number:
2. SHPO Reference #:
3. Author(s): Emily Sakariassen and Rebekah Schields
4. Title: City of Bismarck's Highland Acres Survey: A Class III Architectural Inventory in Burleigh County, North Dakota
5. Report Date: June 2021
6. Number of Pages: 28
7. Type: I
8. List formally tested or excavated sites (not probes): N/A
9. Acres: 149
10. Legal Location(s):

County	TWP	R	SEC	SU
Burleigh	139	80	32	Missouri River

CITY OF BISMARCK'S HIGHLAND ACRES SURVEY: A CLASS III ARCHITECTURAL INVENTORY IN BURLEIGH COUNTY, NORTH DAKOTA

By:
Emily Sakariassen and Rebekah Schields

Principal Investigator:
Emily Sakariassen



Metcalf Archaeological Consultants, Inc.
Bismarck, ND

Prepared for:
City of Bismarck

Metcalf Project No. 2020.ND.071

June 2021

Metcalf Archaeological Consultants, Inc.

Est. 1980



Locational information for archaeological and historic sites is protected under North Dakota Century Code § 55-02-07.

All reports (Class I, II, III, Testing, or Data Recovery) or any loose maps that will be distributed outside the agency or client should not contain site locational information. Site locational information includes the location of a site on a topographic map or aerial photographs, the location of a site in tables, such as Township, Range, and Section, or photograph of sites. It is acceptable to mention the Smithsonian Trinomial designation (e.g., 32EM0123) as this does not contain locational information, other than state and county.

ABSTRACT

In July 2020, the City of Bismarck, in consultation with the State Historic Preservation Office, designed a plan to inventory properties within the Highland Acres neighborhood, a distinctive postwar housing development in what is now the west-central part of Bismarck in Burleigh County, North Dakota. The purpose of the inventory was to determine whether the neighborhood qualifies as a historic district eligible for inclusion in the National Register of Historic Places and, if so, which properties would be considered contributing to its historic significance. The State Historic Preservation Office defined the geographic boundaries and period of significance for the study area. The study area encompasses 352 residential and non-residential properties. The City of Bismarck contracted with Metcalf Archaeological Consultants, Inc. to survey and evaluate 250 of these sites. The State Historic Preservation Office agreed to survey and evaluate the remaining 102 properties. This report documents the results of Metcalf's survey of 250 properties. The State Historic Preservation Office will provide the results of their survey as an addendum to this report.

Field work was conducted between August and October 2020. As an initial step in the survey, Metcalf identified general character-defining aspects or elements of the proposed district, including site types present in the study area, architectural styles represented, and basic descriptions of lesser neighborhood features that are part of the designed landscape. These were summarized in a preliminary report dated September 1, 2020. During Metcalf's Class III architectural inventory, staff surveyed and evaluated 250 architectural sites. Of these, 214 date to the period of significance defined for the study area (1948-1971) and retain sufficient integrity to convey historic character and contribute to the proposed district. Thirty-six properties were found to lack historic character and are recommended non-contributing and not eligible for inclusion in the National Register of Historic Places. In addition, one of the contributing sites was found to be individually eligible for inclusion in the National Register of Historic Places (MAC-068) and one has thematic nomination potential (MAC-169). Overall, Metcalf finds that the study area is historically significant and, pending the results of SHPO's inventory, the majority of its component sites and features retain sufficient integrity to convey historic character and thereby contribute to the neighborhood's eligibility as a National Register historic district.



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INTRODUCTION

The Highland Acres neighborhood, a distinctive postwar housing development in what is now the west-central part of Bismarck, North Dakota, has reached the fifty-year threshold for consideration as a historic property (Figure 1). In recent years, area residents have expressed interest in the neighborhood's potential as a historic district. In response, in July 2020 the City of Bismarck (City) consulted with the State Historic Preservation Office (SHPO) regarding the Highland Acres neighborhood's eligibility for inclusion in the National Register of Historic Places (NRHP). To determine district potential, the City identified the need for a Class III architectural survey and, in consultation with SHPO, defined the Highland Acres Study Area, which encompasses 352 residential and non-residential properties roughly bounded by W. Ave C to the south, W. Highland Acres Rd to the west, Williams St. to the east, and N. Parkview Dr. to the north (Map 1).

The City contracted Metcalf Archaeological Consultants Inc. (Metcalf) to identify historic character-defining aspects of the neighborhood and to complete a Class III architectural survey of 250 properties within the study area. As a project partner, SHPO agreed to survey and evaluate the remaining 102 sites. The overall project goal was to document 352 properties within the potential district boundaries and offer management recommendations regarding NRHP eligibility. All field work was completed between August and October 2020. The preliminary findings were summarized in a draft report on September 1, 2020 (Metcalf Archaeological Consultants, Inc. 2020). This report summarizes Metcalf's findings of both the identification of character-defining neighborhood features and the results of the Class III architectural survey. SHPO will present the results of their survey of 102 properties in an addendum to this report.

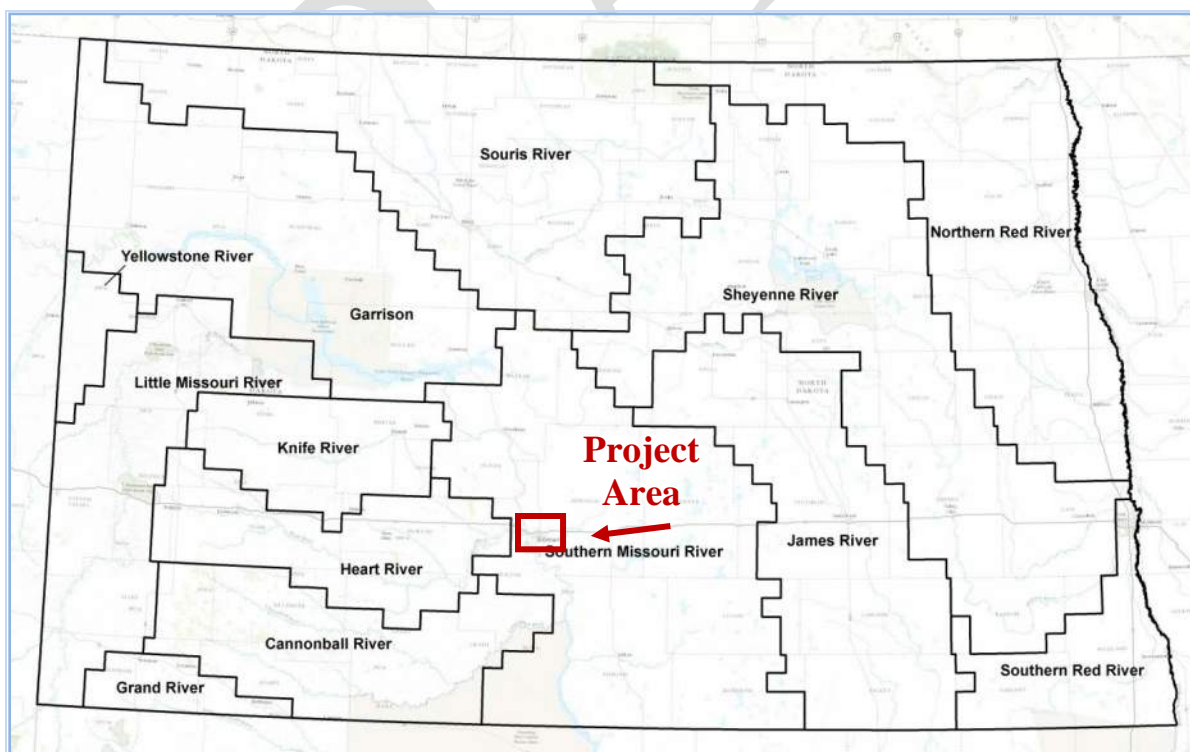
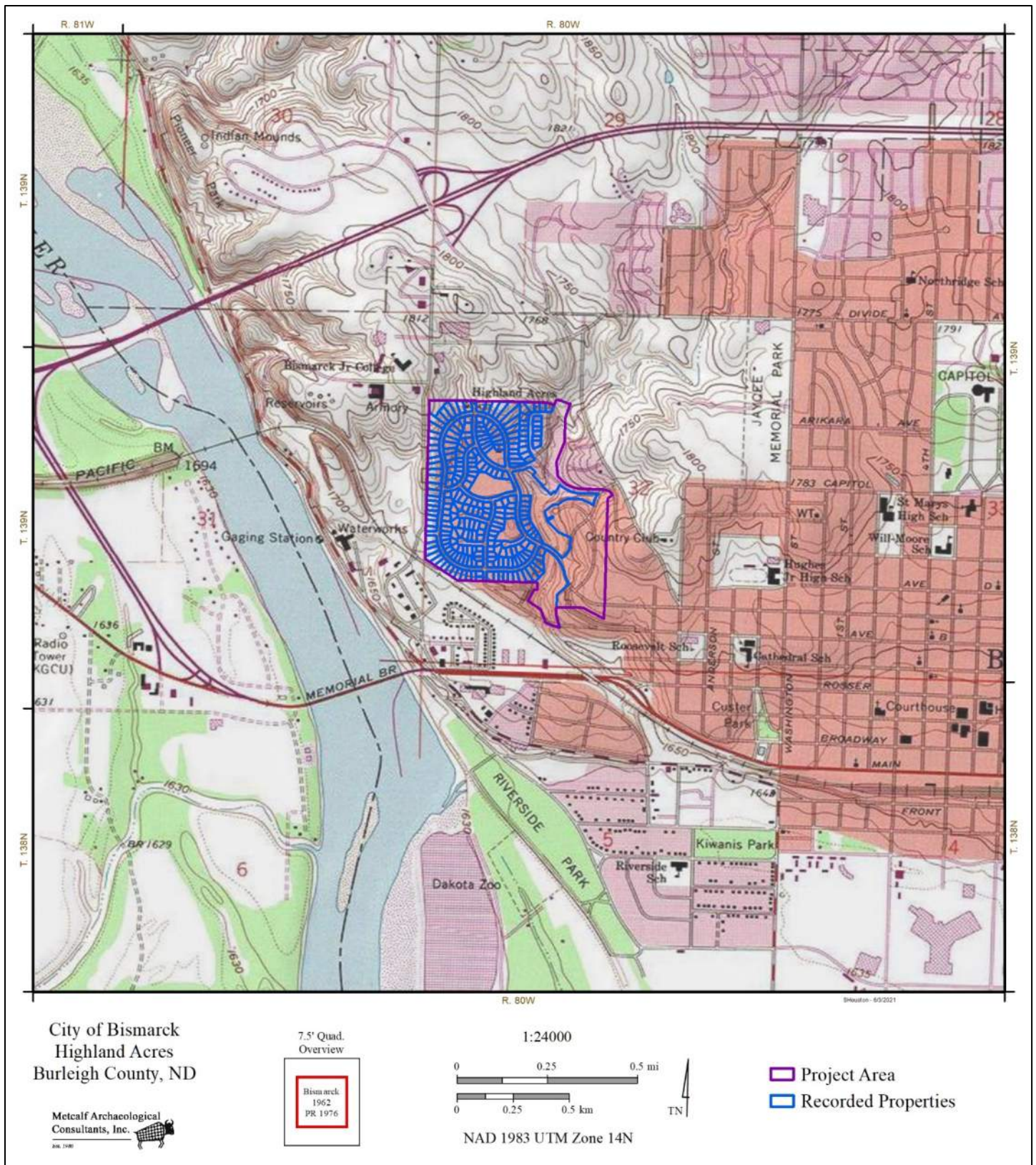


Figure 1: The general location of the project area depicted on a map of North Dakota.





Map 1: The location of the project area and properties surveyed, depicted on the USGS 7.5' Bismarck (1962; PR 1976) quadrangle maps.



PROJECT SETTING

The Highland Acres study area encompasses the Highland Acres neighborhood in Bismarck, Burleigh County, North Dakota (Township 139N, Ranch 80W, Section 32) (Figures 2-6). The neighborhood was initially developed in the late 1940s as a cooperative venture by a group of WWI and WWII veterans. They saw a need for affordable, comfortable housing for other veterans returning home to settle down and raise their families. The first portion platted became the Highland Acres Addition to the city. Subsequent developments were made in the adjacent areas and are referred to as Highland Acres Second and Third Additions, the Torrance and Torrance Hill Additions, and Memorial Park subdivision. The parameters of these subdivisions and the history of their development informed SHPO's identification of the Highland Acres Study Area. The Study Area encompasses 352 individual properties; Metcalf documented and evaluated 250 of these properties, within a 149 acre area.

Individual site boundaries recorded as part of the Class III architectural survey were determined using city parcel data. Individual lots in this neighborhood vary in size and are irregular in shape. This is due in large part to the area's hilly topography, which rises to the northwest, and the decision of developers to follow the natural terrain in laying out the main streets and lots within the neighborhood. Most properties contain between one and three structures, including a single-family residence. Vegetation varies throughout the study area, site-to-site, but it can be stated that a dense mixture of deciduous and coniferous trees, manicured lawns, and ornamental plantings characterize much of the Highland Acres neighborhood.



Figure 2: Environment photo – View of Jackson Coulee in Highland Acres Park. The coulee runs through the study area (Image #0261, 10/7/2020, EAS).





Figure 3: Environment photo – Overview northwest through Highland Acres Park (Image #0256, 10/7/2020, EAS).



Figure 4: Environment photo –view of the intersection of E Highland Acres Rd. (at right) and S Highland Acres Rd. (at left) (Image #0337, EAS).





Figure 5: Environment photo – view along Prospect Pl cul-de-sac (Image #0349, 10/7/2020, DSB).



Figure 6: Environment photo – view at intersection of Pioneer Dr. and W Highland Acres Rd. depicting the varied terrain (Image #0356, 10/7/2020, EAS).



PROJECT GOALS

The purpose of the survey was to aid the City and SHPO in determining the eligibility of the Highland Acres study area as an NRHP historic district. The Class III architectural survey resulted in the inventory and evaluation of 250 properties, satisfying six overall project objectives:

- Identification of historically and architecturally significant properties, to include evaluation of both individually eligible and contributing sites, as well as identification of potential district boundaries;
- Identification of architectural themes and historic contexts;
- Itemized table with evaluation of the significance of historic properties using established criteria;
- Evaluation of significance applying the criteria within identified historic contexts and architectural themes;
- Evaluation results in an inventory of historic properties that is consulted when assigning registration and treatment priorities; and
- Evaluation results are made available to the public, to enhance and increase knowledge of an appreciation for the community's historical, architectural resources.

FIELD METHODS

Metcalf's Class III architectural survey conformed to guidelines contained in the *North Dakota SHPO Guidelines Manual for Cultural Resource Inventory Projects* (SHSND 2020). Requirements for a Class III intensive inventory of architectural resources include a literature search, review of previous surveys and site records, and detailed documentation of resources that takes place under the direct supervision of a professional historian or architectural historian and is sufficient to permit a preliminary determination of significance and eligibility for listing in the NRHP.

Field methods and documentation procedures were conducted in accordance with the North Dakota Cultural Resource Survey (NDCRS) Site Form Training Manual (SHSND 2020) and additional guidelines established for this survey. Metcalf documented each property as an individual site and evaluated against the NRHP Criteria on an individual basis as well as in consideration of the proposed district. Each site was inventoried, photographed from the public Right-of-Way (ROW), and evaluated for significance and integrity and ultimately recommended as either individually eligible, contributing to a potential historic district, or not eligible/non-contributing. During the course of the survey, Metcalf relied on city parcel data to define site boundaries. Field personnel took detailed field notes and completed a North Dakota Cultural Resources Survey (NDCRS) form for each historical feature visible from the public ROW. Copies of all photos, NDCRS forms, maps, and field notes are on file at the Metcalf Bismarck office.



LITERATURE REVIEW

An understanding of the historical background of the project area is necessary to identify resources and evaluate their eligibility for inclusion in the NRHP. In preparing for the Class III survey, Metcalf relied on information provided by the City prior to the Class III inventory, including past surveys conducted within the Highland Acres Study Area. Two previously-recorded architectural sites (32BL316 and 32BL318) were among the 250 properties Metcalf was tasked to document. The properties are both churches documented in 1999 as part of the Picture North Dakota Churches! project (Ford-Dunker 1999). Both were unevaluated prior to this survey. Metcalf updated the corresponding NDCRS site forms during the inventory.

The City also provided historic and current data for each property in the form of tax assessment records and building permits. These primary source documents provided names of current owners and of past owners/occupants, as well as dates of construction and record of any known architects, contractors, or builders associated with each property.

Metcalf carefully reviewed a draft historic context for the Highland Acres neighborhood, developed by Bismarck historian Jim Fuglie. Fuglie also provided staff with access to his research notes which contained valuable insight into the historic significance of the proposed historic district.

HISTORICAL OVERVIEW

The Highland Acres neighborhood is a housing subdivision of Bismarck, North Dakota established in 1946 by a cooperative of veteran's organizations (Fuglie 2018). As many young men returned from service in World War II, Bismarck veterans and their young families noted that affordable, comfortable housing was in short supply. The City of Bismarck scrambled to develop emergency housing; their initial efforts included remodeling barracks at Fort Lincoln and installing a trailer camp near Memorial Bridge (Bismarck Tribune, 10 January 1946). Facing pressure from local labor assemblies who wanted to involve the Office of Price Administration, the city also established a Municipal Housing Committee which called for local rent control. These efforts were reportedly "ineffective," especially as the committee had, "no legal authority and must depend on the force of public opinion and moral suasion" (Bismarck Tribune, 13 February 1946; 28 March 1946).

When the city's call for rent control had little effect, veterans' organizations took efforts into their own hands, establishing the Veterans Housing Committee composed of members of the American Legion, Veterans of Foreign Wars, and the Disabled American Veterans (Fuglie 2018). The cooperative initially took out an ad in the *Bismarck Tribune* to drum up support and received over 150 interested replies (Bismarck Tribune, 2 April 1946). In April of 1946, the group officially formed as the Bismarck Veterans Homeowners Cooperative Association. One-hundred and eight members each paid in \$100 as stockholders to the association; these funds allowed the organization to, "build homes more inexpensively than if its members tried to acquire materials and build individually" (Fuglie 2018; Bismarck Tribune, 2 April 1946). While the association did not require members to be veterans, about 75% were veterans of either WWI or WWII (Fuglie 2018).



The veteran's association moved quickly: by mid-1946, they had located a prospective parcel at the northwest edge of town near the municipal golf course and began the process of purchasing the 80 acres previously owned by R. H. Keating and the Jaskowiak estate (Fuglie 2018). After clearing the hurdles of grading streets and installing utilities, the first houses began to rise. The first homes constructed were built by the Association. They hired a full-time engineer to construct 20-50 homes, of which 21 were completed. Following national trends in affordable housing, the houses were partially prefabricated (Ames and McClelland 2002), the component parts were manufactured by Farwest Construction, a Washington-based company, and erected on-site (Fuglie 2018).

Highland Acres was the city's earliest subdivision to utilize fashionable new "suburban" street patterns, influenced by the post-war Federal Housing Authority guidelines for subdivision development. The neighborhood was laid out with curvilinear streets and four cul-de-sacs. This layout was conceived of with two things in mind: cost savings and functionality. The long but limited number of streets in the development created large city blocks which helped reduce costs associated with paving and utilities in the initial stages of development. The streets also followed natural contours of the hilly area, which eliminated the need for added engineering. Another intended consequence of the layout was the physical and visual disconnect from other older residential neighborhoods. Highland Acres is a distinctive enclave, set apart from high-traffic thoroughfares like Ward Rd and Ave C.

Of the 250 properties surveyed by Metcalf, 248 are single-family residences. The vast majority were constructed between 1950-1959; with 14 homes constructed between 1948-1949, 144 between 1950-1959, 75 between 1960-1969, and three between 1970-1972. Twelve residences Metcalf encountered within the study area were constructed after the historic period. While the development's original covenants did not include style restrictions, a significant majority of residences in the development are Ranch, Split-Level, or Plain Residential style; 220 out of 248 residences conform to those styles. Other styles visible in the neighborhood include Contemporary, Shed, Elizabethan/Tudor Revival, and Colonial Revival. Local builders and construction companies constructed a significant majority of the homes in Highland Acres. Building permits for the houses in this development list 79 unique builders, most of whom constructed only one or two residences within the neighborhood. Notable exceptions include Merle Kenny who constructed 26 homes, John Berger with 23 homes, Larry Whitaker 17 homes, O. M. Hillesland 14 homes, and A. R. Homsey who constructed 14 homes.

Many homes in the development have been modified since the historic period (1948-1972). The most common types of alteration include new vinyl or metal siding, replacement of original windows, and additions to the front or rear of the residence. Attached single- and double-stall garages are common; detached garages are present, but less common. Of note are several in-ground pools added in the 1980s and 1990s, as well as two fallout shelters and a bomb shelter located within residences on South Highland Acres Road and Pioneer Drive.



Residents of Highland Acres ranged from middle class teachers and civil leaders to upper class doctors, lawyers, and politicians. Notable residents of the development include former governor Ed Schafer and North Dakota Supreme Court Justice Ralph Erikstad. Many of the builders and developers of Highland Acres lived in the neighborhood including Merle Kenny, A.R. Homesy, and Arthur Seay.

Non-residential sites in the Highland Acres development include a school, two churches, and a designed landscape (park). The Lutheran Church of the Cross at 1004 E Highland Acres Road was begun by members of Bismarck's Trinity Lutheran Church who sponsored the new congregation in West Bismarck. Constructed between 1955-1956 the church added additions in 1964, 1988, and 2014; the church also underwent a renovation in 2010, which reorganized and almost doubled the amount of worship space available. The United Church of Christ at 1200 E Highland Acres Road was constructed in 1958 and has been significantly altered due to additions and renovations in 1988 and 2004. The park, established alongside the original development of Highland Acres, takes advantage of otherwise undeveloped land along Jackman Coulee.

RESULTS

Prior to the completion of the Class III architectural survey, the Metcalf Architectural Historian identified four notable elements of the landscape within the Highland Acres study area that are historic and should be considered "character-defining" aspects of the proposed district. Metcalf followed guidance established in *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* to identify these character-defining features, most of which are lesser neighborhood features that are part of the designed landscape but are nevertheless "integrally related to the neighborhood by design, plan, or association," sharing "a common period of historic significance (Ames and McClelland 2002: 4)." These elements were identified as (1) green space and vegetation; (2) interior streets; (3) irregular lots and setbacks; and (4) the presence, absence, and location of historic sidewalks. Their historic significance is further discussed in the preliminary findings submitted to the City and SHPO on September 1, 2020.

During the Class III architectural survey, Metcalf also identified, documented, and evaluated 250 of the 352 architectural sites within the Highland Acres study area. NRHP eligibility recommendations for each site are provided in an itemized table, using established criteria (Appendix A). Of the 250 sites Metcalf evaluated, 214 were constructed within the defined period of significance for the proposed historic district and retain sufficient integrity to convey historic character. All 214 of those sites are recommended eligible/contributing to the proposed district. The remaining 36 sites are found to lack integrity and/or historic significance and are therefore recommended non-contributing to the proposed historic district and not eligible for inclusion in the NRHP.

Of the 250 eligible/contributing properties documented during the survey, two are of special note. MAC-068 is a contributing site that is recommended individually eligible for inclusion in the NRHP, and MAC-169 is thought to have thematic nomination potential as one of Bismarck's mid-20th Century elementary schools built to accommodate a booming population. Because these two sites stand out in their layered significance, Metcalf has chosen to provide their site



summaries below. The reader is directed to the associated NDCRS Site Forms for further detail on all other sites recorded.

MAC-068

The property at 1100 W. Highland Acres was designed and owned by prolific North Dakota architect and engineer Robert H. "Bob" Ritterbush. Bob hired Froeschle and Sons to build the house and he and his wife Julia (Walker) moved into the house upon its completion in 1959. It is a split-level Contemporary style home built in 1958, with a detached double garage with a shed roof. The house is rectangular with a concrete foundation and shed roof. The garage is rectangular in plan shape with a concrete foundation and a flat roof. The exterior of both structures is clad in vertical wood siding (Figure 7). Overall, this property is in excellent condition. There has been little to no change to the property since its initial construction. The site retains integrity sufficient to convey historic character and is arguably among the neighborhood's best examples of the Mid-Century modern, "Contemporary" aesthetic.

Bob Ritterbush was born in Bismarck in 1926 to Robert A. and Ruth Ritterbush. Bob's father was among Bismarck's early architects, having formed a practice with Arthur Van Horn in 1920 before breaking away with his brother and forming the Ritterbush Brothers (and later Ritterbush Associates) in 1931 (Long 1991). His father's work was instrumental in the area's early 20th century development; an estimated 90 percent of the buildings in downtown Bismarck are attributed to him. It is unsurprising, then, that Bob took an interest in architecture and engineering from a very young age. He studied engineering at Purdue University and received a master's degree in engineering and a degree in architecture from the University of Michigan (Bismarck Tribune, 5 January 2020).

Bob served in the U.S. military during WWII (July 1944 to July 1946) and during the Korean War from January 1952 to June 1953. When he returned, he practiced architecture with his father and designed many commercial and public buildings in Bismarck and the surrounding area including the addition to the North Dakota State Capitol building, Century High School, the Basin Electric and Montana Dakota Utilities buildings, and the Bismarck Civic Center. He was an active community member, serving on numerous local boards for organizations such as the Chamber of Commerce and Cancer Center Foundation and professional groups including the American Institute of Architects and the Professional Engineers Society (Bismarck Tribune, 5 January 2020).

Bob married Julie Walker in 1951. Together they raised three daughters. Bob died in 2019 and is survived by Julie and their daughters. The house remained in the Ritterbush Family by way of trust until 2003 when the house was sold to Robert A. Canter and Colleen J. Reinke. The house passed to solely Colleen J. Reinke in 2007. The current owners are Gary and Deone Emineth.





Figure 7: Site MAC-068, east façade, view west (Image 102-2475, KMT 9/23/2020).

Metcalf evaluated the site against the NRHP Criteria for Evaluation. The site has direct associations under Criterion B and C with prolific local architect Robert Ritterbush who designed the house and lived in it. It does retain sufficient integrity to convey historic character with reference to this association, but also with a proposed district identified within the Highland Acres Study Area. The site's date of construction (1958) falls within the period of significance for the proposed district (1948-1971) and it retains characteristics of the Contemporary architectural style found in the historic neighborhood. Metcalf recommends the site be considered individually eligible for inclusion in the NRHP as the work of someone who is considered, locally, a master of his craft, Robert Ritterbush, under Criterion B and as a strong representation of his mid-century Contemporary Style aesthetic under Criterion C. Further, the site is recommended eligible as a contributing site within the proposed Highland Acres Historic District, eligible at the state level under Criterion A for its associations with postwar development and shifts in residential planning and design.

MAC-169

This site is the Highland Acres School, built in 1958, on land set aside and donated to the school district by the Veterans Homeowners Association (Vadnie et. al. 2014). It was their intent that the school would be named in honor of Kenneth W. Simons, editor of the Bismarck Tribune and leader of the Homeowners Association. However, it was ultimately named for its geographic location within the Highland Acres neighborhood (Fuglie 2018).



The school was designed in a mid-century style by local architects Leonhard and Askew (Bismarck Tribune, 13 March 1957). The general contractor was Mandan-based company Peavey Builders (Bismarck Tribune, 14 August 1958). It is a predominantly flat-roofed, single-story building but has a smaller accordion roofed two-story addition, set back from the primary façade and not easily visible. The exterior is clad in yellow brick with orange brick accents along the base of the primary façade. Windows are aluminum cased fixed and casement windows (Figure 8). The site is in excellent condition and, considering that its addition was built within the historic period (1963), it is found to retain all aspects of integrity.

Herman Leonhard was the senior architect of the firm Leonhard and Askew. He was born in 1894 in New Salem, ND and was the son of a carpenter/builder. He earned a degree in architectural engineering from the newly-established architectural program through the school for mechanical arts at the North Dakota Agricultural College (now NDSU), then worked as a draftsman in a lumberyard in Minneapolis, MN. During WWI, despite his expressed pacifism, he served in the US Army Intelligence and was in the Signal Corps, stationed in France from June 10, 1918 to April 21, 1919. He returned to ND where he settled in the Bismarck-Mandan area and worked with architect Nick Ressler before starting his own practice (Bismarck Tribune, 25 January 1987). He practiced architecture in the state from 1920 until 1973. He designed a number of commercial and public buildings, including Bismarck's US Post Office, the Federal Building, St. George's Memorial Episcopal Church, and Shepherd Lutheran Church (Frey 1997).

Jack Askew was born in Casselton, ND in 1923. He also attended North Dakota Agricultural College and graduated with a degree in architectural engineering in 1948. His education had been interrupted by a three-year stint in the Navy as a flight instructor during WWII. In 1948, he moved to Bismarck with his wife Elizabeth, and joined Leonhard's firm where he eventually became partner. He later had a solo practice and continued to work as an architect until 1975 at which time he re-married and moved to Wheatland, WY. There, he worked as a manager of community development for Basin Electric Power Cooperative. In 1978, he worked in Reno, NV for the Nevada State Public Works Board as a project architect and then a deputy manager designing prison buildings. In 1990, he consulted on prison design for the Hawaii Department of Public Safety. Askew retired in 1994 and died in 2011 (Bismarck Tribune, 13 April 2011).

Originally, the structure was a single-story building with six total classrooms. In 1963, the Bismarck School Board expanded the school building. Meisner and Co. won the bid for a new multipurpose room and classroom addition that included the gymnasium, library, and administrative office (Bismarck Tribune, 22 February 1963).





Figure 8: Site MAC-169, view northeast (Image 0263, EAS 10/7/2020).

Metcalf evaluated the site against the NRHP Criteria for Evaluation. Research indicates that the site lacks individual significance under Criterion A, B, C, or D. However, it does retain sufficient integrity to convey historic character with reference to a proposed district identified with the Highland Acres Study Area. The site's date of construction (and subsequent addition) falls within the period of significance for the proposed district (1948-1971) and it retains characteristics of the Contemporary style of architecture in-keeping with the characteristics of the historic neighborhood. Metcalf recommends the site be considered eligible for inclusion in the NRHP as a contributing site within the proposed Highland Acres Historic District, eligible at the state level under Criterion A for its associations with postwar development and shifts in residential planning and design.

Additionally, Metcalf has found through cursory research regarding the construction of this school, that there may be potential for a thematic nomination of contemporary public-school buildings in Bismarck, eligible at a local level under Criterion A and/or C. Like many towns, Bismarck experienced a building boom to attend a growing population in the postwar years. A majority of public schools in the community date from this period and may reflect an important trend in urban settlement and the education of Bismarck's youth in the mid-20th Century. Metcalf recommends consideration of this aspect of the site's history in future projects/undertakings.



EVALUATION OF GOALS

The City's purpose in conducting this survey was to determine whether the Highland Acres study area is eligible for inclusion in the NRHP as a historic district and, if so, what resources within the historic neighborhood would be considered contributing or non-contributing to its eligibility. The Class III architectural survey resulted in the preliminary identification of character-defining elements of the study area and the systematic inventory and evaluation of 250 properties of the 352 properties within the proposed historic district, satisfying all six of the stated project objectives: (1) identification of historically and architecturally significant properties, (2) identification of architectural themes and historic contexts, (3) creation of an itemized table with evaluation of the significance of historic properties using established criteria, (4) evaluation of site significance, (5) completed inventory of historic properties that is consulted when assigning registration and treatment priorities that are (6) made available to the public, to enhance and increase knowledge of an appreciation for the community's historical, architectural resources.

SUMMARY AND RECOMMENDATIONS

Metcalf finds that a majority of sites recorded within the Highland Acres study area meet the criteria to be considered contributing to the proposed historic district. Of the 250 sites recorded and evaluated for this inventory, Metcalf found 214 date to the defined period of significance for the district (1948-1971) and retain sufficient integrity to convey historic character in reference to history and significance of the neighborhood. They are proven to be mostly single-family residences, one-to-two stories in height. They are in fair-to-excellent condition, maintain characteristics of styles prevalent in the postwar period and have not been subject to considerable modification or alteration that detracts from the public's ability to interpret their associations with this particular period in Bismarck's history.

The study area's historic planned green spaces and vegetation (i.e., Highland Acres Park), interior streets, irregular lots and setbacks, and presence, absence, and location of historic sidewalks further support to the significance of the neighborhood and the experience of it. Each speaks to the proposed district's retention of key aspects of integrity as a whole, namely its integrity of design, setting, location, feeling, and association.

Metcalf recommends that, pending the results of SHPO's survey of an additional 102 properties within this study area, future work include the formal nomination of the Highland Acres Historic District for inclusion in the NRHP and that the 214 sites recommended herein as eligible/contributing, as well as the character-defining elements (i.e. green space and vegetation, interior streets, irregular lots and setbacks, and presence, absence, and location of historic sidewalks) be included in the district boundaries.



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DRAFT



APPENDIX A: SURVEY RESULTS

DRAFT



Table 1: Eligibility Recommendations for Highland Acres Survey, NDCRS Site forms (n=250)					
SITS#/ temporary field code	Address	Date	Style	NRHP Eligibility*	Additional Features
32BL316	1004 E Highland Acres Rd.	1955	Other Contemporary	C	
32BL317	1200 E Highland Acres Rd.	1958	Other Contemporary	NC	
MAC-001	1103 S Highland Acres Rd.	1953	Plain Residential	C	
MAC-002	1107 S Highland Acres Rd.	1953	Ranch/Split Level	C	
MAC-003	1111 S Highland Acres Rd.	1953	Plain Residential	C	
MAC-004	1115 S Highland Acres Rd.	1953	Contemporary	C	
MAC-005	1119 S Highland Acres Rd.	1948	Plain Residential	C	
MAC-006	1123 S Highland Acres Rd.	1948	Plain Residential	C	
MAC-007	1127 S Highland Acres Rd.	1949	Elizabethan/Tudor Revival	NC	NC
MAC-008	1131 S Highland Acres Rd.	1949	Plain Residential	NC	
MAC-009	1135 S Highland Acres Rd.	1954	Plain Residential	NC	
MAC-010	1139 S Highland Acres Rd.	1949	Plain Residential	C	
MAC-011	1141 S Highland Acres Rd.	1955	Hipped Roof Box	C	
MAC-012	1145 S Highland Acres Rd.	1949	Plain Residential	C	
MAC-013	729 Midway Dr.	1949	Plain Residential	NC	
MAC-014	1201 S Highland Acres Rd.	1960	Plain Residential	C	
MAC-015	726 Midway Dr.	1959	Hipped Roof Box	C	
MAC-016	1205 S Highland Acres Rd.	1954	Ranch/Split Level	C	
MAC-017	1211 S Highland Acres Rd.	1949	Ranch/Split Level	C	
MAC-018	1213 S Highland Acres Rd.	1955	Ranch/Split Level	C	
MAC-019	1217 S Highland Acres Rd.	1955	Ranch/Split Level	C	
MAC-020	1221 S Highland Acres Rd.	1955	Ranch/Split Level	C	
MAC-021	1225 S Highland Acres Rd.	1954	Ranch/Split Level	C	
MAC-022	1229 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-023	1233 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-024	1237 S Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-025	1241 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-026	1245 S Highland Acres Rd.	1959	Ranch/Split Level	NC	
MAC-027	1249 S Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-028	1253 S Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-029	1256 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-030	1252 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-031	1248 S Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-032	1242 S Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-033	1238 S Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-034	1232 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-035	1228 S Highland Acres Rd.	1955	Ranch/Split Level	C	
MAC-036	1224 S Highland Acres Rd.	1954	Ranch/Split Level	C	
MAC-037	1218 S Highland Acres Rd.	1954	Ranch/Split Level	C	
MAC-038	1216 S Highland Acres Rd.	1953	Plain Residential	C	
MAC-039	1208 S Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-040	1206 S Highland Acres Rd.	1953	Ranch/Split Level	C	
MAC-041	1200 S Highland Acres Rd.	1968	Ranch/Split Level	C	
MAC-042	1148 S Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-043	1144 S Highland Acres Rd.	1949	Ranch/Split Level	C	
MAC-044	1140 S Highland Acres Rd.	1953	Plain Residential	C	
MAC-045	1136 S Highland Acres Rd.	1955	Ranch/Split Level	C	
MAC-046	1134 S Highland Acres Rd.	1949	Plain Residential	C	



Table 1: Eligibility Recommendations for Highland Acres Survey, NDCRS Site forms (n=250)					
SITS#/ temporary field code	Address	Date	Style	NRHP Eligibility*	Additional Features
MAC-047	1130 S Highland Acres Rd	1949	Plain Residential	NC	
MAC-048	1120 S Highland Acres Rd	1948	Plain Residential	C	
MAC-049	1118 S Highland Acres Rd	1948	Plain Residential	C	
MAC-050	1110 S Highland Acres Rd	1954	Plain Residential	NC	NC
MAC-051	1106 S Highland Acres Rd	1953	Plain Residential	C	
MAC-052	1100 S Highland Acres Rd	1949	Ranch/Split Level	C	
MAC-053	1000 W Highland Acres Rd.	1966	Ranch/Split Level	C	
MAC-054	1001 W Highland Acres Rd.	1956	Plain Residential	C	C
MAC-055	1004 W Highland Acres Rd.	1961	Ranch/Split Level	C	
MAC-056	1005 W Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-057	1008 W Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-058	1009 W Highland Acres Rd.	1956	Ranch/Split Level	C	
MAC-059	1012 W Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-060	1013 W Highland Acres Rd	1956	Ranch/Split Level	C	
MAC-061	1016 W Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-062	1019 W Highland Acres Rd	1960	Ranch/Split Level	C	
MAC-063	1020 W Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-064	1023 W Highland Acres Rd	1957	Ranch/Split Level	C	
MAC-065	1024 W Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-066	1027 W Highland Acres Rd	1960	Ranch/Split Level	C	
MAC-067	1032 W Highland Acres Rd.	1958	Ranch/Split Level	NC	
MAC-068	1100 W Highland Acres Rd	1958	Contemporary	C; I	C
MAC-069	1103 W Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-070	1107 W Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-071	1108 W Highland Acres Rd.	1964	Contemporary	C	
MAC-072	1110 W Highland Acres Rd.	1958	Contemporary	C	
MAC-073	1111 W Highland Acres Rd.	1961	Contemporary	C	
MAC-074	1116 W Highland Acres Rd.	1959	Contemporary	C	
MAC-075	1117 W Highland Acres Rd	1966	Ranch/Split Level	C	
MAC-076	1120 W Highland Acres Rd	1962	Colonial Revival	C	
MAC-077	1121 W Highland Acres Rd	1962	Ranch	C	
MAC-078	1127 Highland Acres Rd	1962	Ranch	C	
MAC-079	1226 W Highland Acres Rd	1962	Ranch	C	
MAC-080	1230 W Highland Acres Rd	1973	Ranch/Split Level	NC	
MAC-081	1233 W Highland Acres Rd	1965	Ranch/Split Level	C	
MAC-082	1234 W Highland Acres Rd	1965	Ranch/Split Level	C	
MAC-083	1238 W Highland Acres Rd	1967	Colonial Revival	C	
MAC-084	1239 W Highland Acres Rd	1965	Ranch/Split Level	C	
MAC-085	1242 W Highland Acres Rd	1971	Contemporary	C	
MAC-086	1243 W Highland Acres Rd	1962	Ranch/Split Level	C	
MAC-087	1246 W Highland Acres Rd	1965	Ranch/Split Level	C	
MAC-088	1249 W Highland Acres Rd	1965	Contemporary	C	
MAC-089	1250 W Highland Acres Rd	1977	Other 20th Century Modern	NC	
MAC-090	1254 W Highland Acres Rd	1982	Ranch/Split Level	NC	
MAC-091	1255 W Highland Acres Rd	1963	Ranch/Split Level	C	
MAC-092	1258 W Highland Acres Rd	1984	Other Contemporary	NC	
MAC-093	1261 W Highland Acres Rd	1962	Ranch/Split Level	C	
MAC-094	1262 W Highland Acres Rd	1962	Ranch/Split Level	C	



Table 1: Eligibility Recommendations for Highland Acres Survey, NDCRS Site forms (n=250)					
SITS#/ temporary field code	Address	Date	Style	NRHP Eligibility*	Additional Features
MAC-095	1266 W Highland Acres Rd	1962	Ranch/Split Level	C	
MAC-096	1257 E Highland Acres Rd	1968	Contemporary	C	C
MAC-097	1251 E Highland Acres Rd	1962	Ranch/Split Level	C	
MAC-098	1250 E Highland Acres Rd	1970	Elizabethan/Tudor	C	
MAC-099	1247 E Highland Acres Rd	1968	Ranch/Split Level	C	
MAC-100	1244 E Highland Acres Rd	1960	Ranch/Split Level	C	
MAC-101	1243 E Highland Acres Rd	1964	Contemporary	C	
MAC-102	1240 E Highland Acres Rd	1959	Ranch/Split Level	C	
MAC-103	1239 E Highland Acres Rd	1960	Ranch/Split Level	C	
MAC-104	1235 E Highland Acres Rd	1966	Ranch/Split Level	C	
MAC-105	1231 E Highland Acres Rd	1961	Millenium Mansion	NC	
MAC-106	1230 E Highland Acres Rd	1959	Ranch/Split Level	C	
MAC-107	1227 E Highland Acres Rd	1959	Ranch/Split Level	C	
MAC-108	1223 E Highland Acres Rd	1958	Ranch/Split Level	NC	
MAC-109	1222 E Highland Acres Rd	1959	Ranch/Split Level	C	
MAC-110	1219 E Highland Acres Rd	1958	N/A	NC	
MAC-111	1218 E Highland Acres Rd	1975	Ranch/Split Level	NC	
MAC-112	1215 E Highland Acres Rd	1958	Ranch/Split Level	C	
MAC-113	1214 E Highland Acres Rd	1975	Ranch/Split Level	NC	
MAC-114	1211 E Highland Acres Rd	1958	Ranch/Split Level	C	
MAC-115	1207 E Highland Acres Rd	1958	Ranch/Split Level	C	
MAC-116	1203 E Highland Acres Rd	1957	Ranch/Split Level	NC	
MAC-117	1106 E Highland Acres Rd	1961	Ranch/Split Level	C	
MAC-118	1029 E Highland Acres Rd	1954	Plain Residential	C	
MAC-119	1028 E Highland Acres Rd	1957	Ranch/Split Level	NC	
MAC-120	1025 E Highland Acres Rd	1955	Ranch/Split Level	C	
MAC-121	1024 E Highland Acres Rd	1955	Ranch/Split Level	C	
MAC-122	1021 E Highland Acres Rd	1957	Ranch/Split Level	C	
MAC-123	1020 E Highland Acres Rd	1954	Ranch/Split Level	C	
MAC-124	1018 E Highland Acres Rd	1955	Ranch/Split Level	C	
MAC-125	1017 E Highland Acres Rd.	1959	Ranch/Split Level	C	
MAC-126	1013 E Highland Acres Rd.	1957	Plain Residential	NC	
MAC-127	1009 E Highland Acres Rd.	1956	Ranch/Split Level	C	
MAC-128	1003 E Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-129	923 E Highland Acres Rd.	1958	Ranch/Split Level	C	
MAC-130	919 E Highland Acres Rd.	1957	Ranch/Split Level	C	
MAC-131	915 E Highland Acres Rd.	1954	Contemporary	C	
MAC-132	1202 W Coulee Rd.	1960	Ranch/Split Level	C	
MAC-133	1206 W Coulee Rd.	1961	Ranch/Split Level	C	
MAC-134	1210 W Coulee Rd.	1960	Ranch/Split Level	C	
MAC-135	1214 W Coulee Rd.	1960	Ranch/Split Level	C	
MAC-136	1218 W Coulee Rd.	1960	Ranch/Split Level	C	
MAC-137	1222 W Coulee Rd	1960	Ranch/Split Level	C	
MAC-138	1225 W Coulee Rd	1978	Ranch/Split Level	NC	
MAC-139	1229 W Coulee Rd	1960	Ranch/Split level	C	
MAC-140	1230 W Coulee Rd	1984	Ranch/Split level	NC	
MAC-141	1233 W Coulee Rd	1960	Ranch/Split Level	NC	
MAC-142	1237 W Coulee Rd	1960	Ranch/Split Level	NC	
MAC-143	1240 W Coulee Rd	1959	Ranch/Split Level	C	



Table 1: Eligibility Recommendations for Highland Acres Survey, NDCRS Site forms (n=250)					
SITS#/ temporary field code	Address	Date	Style	NRHP Eligibility*	Additional Features
MAC-144	1241 W Coulee Rd	1965	Ranch/Split Level	C	
MAC-145	1244 W Coulee Rd.	1961	Ranch/Split Level	C	
MAC-146	1245 W Coulee Rd	1962	Ranch/Split Level	C	
MAC-147	1249 W Coulee Rd	1963	Colonial Revival	C	
MAC-148	1254 W Coulee Rd.	1968	Ranch/Split Level	C	
MAC-149	1255 W Coulee Rd	1964	Ranch/Split Level	C	
MAC-150	1140 Pioneer Dr	1959	Ranch/Split Level	C	
MAC-151	1136 Pioneer Dr	1964	Ranch/Split Level	C	
MAC-152	1132 Pioneer Dr	1967	Ranch/Split Level	C	
MAC-153	1129 Pioneer Dr	1960	Ranch/Split Level	C	
MAC-154	1128 Pioneer Dr	1959	Ranch/Split Level	C	
MAC-155	1125 Pioneer Dr	1959	Ranch/Split Level	C	
MAC-156	1124 Pioneer Dr.	1961	Ranch/Split Level	C	
MAC-157	1121 Pioneer Dr	1961	New Traditional	NC	
MAC-158	1120 Pioneer Dr.	1958	Ranch/Split Level	C	
MAC-159	1117 Pioneer Dr	1960	Ranch/Split Level	C	
MAC-160	1116 Pioneer Dr.	1959	Ranch/Split Level	C	
MAC-161	1115 Pioneer Dr	1959	Ranch/Split Level	C	
MAC-162	1113 Pioneer Dr	1959	Ranch/Split Level	C	
MAC-163	1112 Pioneer Dr.	1961	Ranch/Split Level	C	
MAC-164	1108 Pioneer Dr.	1959	Ranch/Split Level	C	
MAC-165	1105 Pioneer Dr.	1959	Ranch/Split Level	C	
MAC-166	1104 Pioneer Dr.	1960	Ranch/Split Level	C	
MAC-167	1105 Prairie Dr.	1959	Ranch/Split Level	C	
MAC-168	1109 Prairie Dr.	1957	Ranch/Split Level	C	
MAC-169	1200 Prairie Dr	1958	Contemporary	C; T	
MAC-170	1201 Prairie Dr.	1958	Ranch/Split Level	C	
MAC-171	1205 Prairie Dr.	1959	Ranch/Split Level	C	
MAC-172	1209 Prairie Dr.	1958	Ranch/Split Level	NC	
MAC-173	1213 Prairie Dr.	1958	Ranch/Split Level	C	
MAC-174	1217 Prairie Dr.	1958	Ranch/Split Level	C	
MAC-175	1221 Prairie Dr.	1959	Ranch/Split Level	C	
MAC-176	1222 Prairie Dr	1959	Ranch/Split Level	C	
MAC-177	804 Midway Dr.	1958	Ranch/Split Level	C	
MAC-178	805 Midway Dr.	1953	Plain Residential	C	
MAC-179	808 Midway Dr.	1958	Ranch/Split Level	C	
MAC-180	809 Midway Dr.	1954	Plain Residential	C	
MAC-181	813 Midway Dr.	1957	Ranch/Split Level	C	
MAC-182	901 Midway Dr.	1957	Plain Residential	NC	
MAC-183	905 Midway Dr.	1958	Ranch/Split Level	C	
MAC-184	908 Midway Dr.	1956	Ranch/Split Level	C	
MAC-185	909 Midway Dr.	1954	Ranch/Split Level	C	
MAC-186	912 Midway Dr	1956	Ranch/Split Level	C	
MAC-187	913 Midway Dr.	1954	Ranch/Split Level	C	
MAC-188	917 Midway Dr.	1954	Plain Residential	C	
MAC-189	1001 Midway Dr	1954	Ranch/Split Level	C	
MAC-190	1005 Midway Dr	1954	Plain Residential	C	NC
MAC-191	1006 Midway Dr	1955	Plain Residential	C	
MAC-192	1009 Midway Dr	1954	Plain Residential	C	



Table 1: Eligibility Recommendations for Highland Acres Survey, NDCRS Site forms (n=250)					
SITS#/ temporary field code	Address	Date	Style	NRHP Eligibility*	Additional Features
MAC-193	1202 Prospect Pl	1957	Ranch/Split Level	C	
MAC-194	1204 Prospect Pl	1956	Ranch/Split Level	NC	
MAC-195	1205 Prospect Pl	1955	Ranch/Split Level	C	
MAC-196	1208 Prospect Pl	1955	Plain Residential	C	
MAC-197	1209 Prospect Pl	1954	Ranch/Split Level	C	
MAC-198	1212 Prospect Pl	1954	Ranch/Split Level	C	
MAC-199	1213 Prospect Pl	1954	Ranch/Split Level	C	
MAC-200	1216 Prospect Pl	1955	Ranch/Split Level	C	
MAC-201	1217 Prospect Pl	1955	Ranch/Split Level	C	
MAC-202	1220 Prospect Pl	1954	Ranch/Split Level	C	
MAC-203	1221 Prospect Pl	1954	Ranch/Split Level	C	
MAC-204	1224 Prospect Pl	1956	Ranch/Split Level	C	
MAC-205	1225 Prospect Pl	1954	Ranch/Split Level	C	
MAC-206	1202 Victory Pl	1954	Ranch/Split Level	C	
MAC-207	1203 Victory Pl	1955	Ranch/Split Level	NC	
MAC-208	1204 Victory Pl	1954	Plain Residential	C	
MAC-209	1205 Victory Pl	1954	Ranch/Split Level	C	
MAC-210	1208 Victory Pl	1954	Ranch/Split Level	NC	
MAC-211	1209 Victory Pl	1954	Ranch/Split Level	C	
MAC-212	1212 Victory Pl	1954	Ranch/Split Level	C	
MAC-213	1213 Victory Pl	1954	Ranch/Split Level	C	
MAC-214	1217 Victory Pl	1954	Plain Residential	C	
MAC-215	1218 Victory Pl	1954	Ranch/Split Level	C	
MAC-216	1221 Victory Pl	1954	Plain Residential	C	
MAC-217	1222 Victory Pl	1954	Ranch/Split Level	C	
MAC-218	1225 Victory Pl	1954	Ranch/Split Level	C	
MAC-219	1101 Fairview Pl	1958	Ranch/Split Level	C	
MAC-220	1105 Fairview Pl	1955	Ranch/Split Level	C	
MAC-221	1109 Fairview Pl	1955	Plain Residential	C	C
MAC-222	1113 Fairview Pl	1956	Ranch/Split Level	C	
MAC-223	1117 Fairview Pl	1956	Ranch/Split Level	C	
MAC-224	1121 Fairview Pl	1975	Ranch/Split Level	NC	
MAC-225	1122 Fairview Pl	1969	Ranch/Split Level	C	
MAC-226	1208 N Parkview Dr	1962	Ranch/Split Level	C	
MAC-227	1212 N Parkview Dr	1962	Ranch/Split Level	C	
MAC-228	1213 N Parkview Dr	1963	Ranch/Split Level	C	
MAC-229	1216 N Parkview Dr	1964	Ranch/Split Level	C	
MAC-230	1221 N Parkview Dr	1964	Ranch/Split Level	C	
MAC-231	1224 N Parkview Dr	1963	Ranch/Split Level	C	
MAC-232	1229 N Parkview Dr	1964	Ranch/Split level	C	
MAC-233	1230 N Parkview Dr	1962	Ranch/Split Level	C	
MAC-234	1235 N Parkview Dr	1962	Ranch/Split Level	C	
MAC-235	1236 N Parkview Dr	1962	Ranch/Split Level	C	
MAC-236	1239 N Parkview Dr	1963	Ranch/Split Level	C	
MAC-237	1240 N Parkview Dr	1972	Ranch/Split Level	NC	
MAC-238	1244 N Parkview Dr	1964	Ranch/Split Level	C	
MAC-239	1248 N Parkview Dr	1980	Other Contemporary	NC	
MAC-240	1252 N Parkview Dr	1966	Ranch/Split Level	C	
MAC-241	1255 N Parkview Dr	1963	Ranch/Split Level	C	



Table 1: Eligibility Recommendations for Highland Acres Survey, NDCRS Site forms (n=250)					
SITS#/ temporary field code	Address	Date	Style	NRHP Eligibility*	Additional Features
MAC-242	1256 N Parkview Dr	1968	Ranch/Split Level	C	
MAC-243	1260 N Parkview Dr	1975	Elizabethan/Tudor Revival	NC	
MAC-244	1110 E Coulee Rd	1964	Ranch/Split Level	C	
MAC-245	1107 N Parkview Dr	1966	Ranch/Split Level	C	
MAC-246	1255 Schafer St	1978	Contemporary	NC	
MAC-247	1306 E Coulee Rd	1966	Ranch/Split Level	C	
MAC-248	1300 W Coulee Rd	1961	Ranch/Split Level	C	

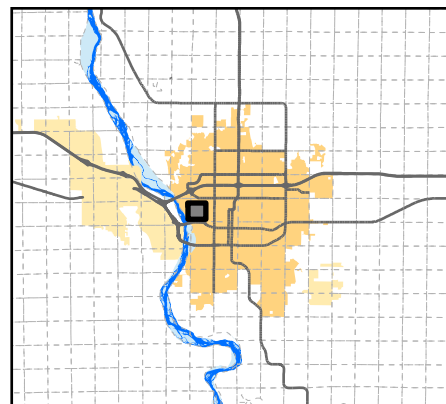
*NRHP Eligibility Abbreviations: C=Contributing to Potential District, NC=Non-Contributing, I=Individually Eligible, and T=Thematic Nomination Potential.



APPENDIX B: NDCRS SITE FORMS

DRAFT





**BISMARCK HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
May 19, 2021**

The Bismarck Historic Preservation Commission met on May 19, 2021, at 3:30 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. The meeting was held in person and via Zoom.

Commissioners present were Walt Bailey, Blake Dinkins, Tory Jackson, Beth Nodland and Amy Sakariassen.

Commissioners Steve Bakken and Calvin Grinnell were not present.

Staff members present were Sandra Bogaczyk – Office Assistant II, Jannelle Combs – City Attorney, Will Hutchings – Planner and Ben Ehreth –Community Development Director.

Guests present were Melissa Barth, Tina Stanger, Annique Lockard – Members of the 2021 Leadership Bismarck-Mandan Class, Emily Sakariassen and Rebekah Schields – Metcalf Archeological Consultants and Shawn Brennan – Talking Trails.

MINUTES

Chair Sakariassen called for consideration of the minutes of the April 21, 2021 meeting of the Historic Preservation Commission.

MOTION: A motion was made by Commissioner Nodland to approve the minutes of the April 21, 2021 meeting of the Historic Preservation Commission, as presented. The motion was seconded by Commissioner Bailey and with Commissioners Bailey, Dinkins, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

PUBLIC COMMENT

Chair Sakariassen asked if there were any public comments.

There being no public input Chair Sakariassen resumed the meeting.

INTERPERATIVE SIGNAGE PROJECT

Mr. Hutchings stated that members of the 2021 Leadership Bismarck-Mandan class made a request to consider a partnership to install interpretative signage at locations throughout Bismarck. Mr. Hutchings gave an overview of the project and a proposal from Talking Trails. The proposed sites are the Northern Pacific Railroad Depot, Belle Mehus

Auditorium, Former Governor's Mansion, Patterson Hotel, Capitol Theatre Building, Weather Beacon on the Provident Building, St. Alexius Hospital, World War Memorial Building, Bismarck Veterans Memorial Library and Cathedral Area Historic District.

Mr. Brennan thanked Commissioners for considering his proposal to offer Bismarck and tourists the ability to connect with historical information around the city by using their phones as a tour guide. He explained the experiences in other cities which use the technology and different ways the application can be used. He noted that the base bid includes audio recordings but video options are available for additional costs.

Mr. Jackson asked who would write the content. Mr. Brennan explained that his company would prepare a document for commissioners to make comments and mentioned alternative editing options.

Mr. Bailey asked if sites can be added over time. Mr. Brennan affirmed.

Mr. Bailey asked how easily it would be to edit information after it was built. Mr. Brennan said editing can be done before production or by submitting feedback, but changing content in the future can also be done.

Ms. Nodland asked how purchasing of individual content sites is organized or if site content must be purchased in groups. Mr. Brennan explained that content for more than 20 sites is less expensive than adding a la carte sites. There was much discussion about the cost and how the application works.

Mr. Jackson asked if data for number of visits is available. Mr. Brennan affirmed and stated that advertising can be built around this information.

Mr. Hutchings asked Chair Sakariassen if the Leadership Class could present their suggestions for talking points for the Talking Trail. Ms. Barth presented the group's list and mentioned that, even though they are not all on the National Register of Historical Places, they are all of historical importance to Bismarck. At this time there was discussion about the inclusion or exclusion of sites.

Chair Sakariassen thanked the group for presenting their project.

Mr. Hutchings stated that in order to stay within the budgeted grant award, staff recommends a two-year subscription and the video extension could be added at a later time.

Chair Sakariassen stated that the efforts between the entities which are involved in this project are energizing and a positive sign that the public wants such activities to be available.

MOTION: A motion was made by Commissioner Jackson to pursue signing an agreement with Talking Trails for \$6500 for 10 sites and \$1200 per year for annual costs and purchasing two years. The motion was seconded by Commissioner Bailey and

with Commissioners Bailey, Dinkins, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

SECTION 106 REVIEW

SERTOMA PARK – FITNESS AREA IMPROVEMENTS

Mr. Hutchings stated that the City has been notified of a Section 106 review for a Bismarck Parks and Recreation District project that would consist of fitness area improvements at Sertoma Park. Staff recommended that Commissioners review the proposed project and provide a recommendation to the State Historic Preservation Office and provide comments on the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects to historic properties and districts.

Chair Sakariassen noted the equine history of the area, which is not included in the Register of Historic Places. Mr. Bailey stated that the area has been altered so much over the years that it would not be considered by the Registry, but suggested that remarks should be made and work stopped if findings warranted the action. Mr. Jackson agreed.

Chair Sakariassen stated that Commissioners' remarks should be addressed to SHPO.

MOTION: A motion was made by Commissioner Jackson to complete the declaration of finding in agreement with the determination of 'No Historic Properties Affected.' The motion was seconded by Commissioner Nodland and with Commissioners Bailey, Dinkins, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

SECTION 106 REVIEW

LION'S PARK ACQUISITION

Mr. Hutchings stated that the City has been notified of a Section 106 review for a Bismarck Parks and Recreation District project that would consist of the acquisition of leased land at Lion's Park for possible outdoor recreation activities. Staff recommended that Commissioners review the proposed project and provide a recommendation to the State Historic Preservation Office and provide comments on the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects to historic properties and districts.

Mr. Bailey gave a short history of ownership of the parcel.

Chair Sakariassen stated that she has no objection to the request.

Ms. Nodland asked if any plans beyond the year were planned. Mr. Hutchings stated that Bismarck Parks and Recreation is focused on acquisition at this time and not a project.

Mr. Jackson pointed out that the walking trail goes through the area and stated that he has no issues in approving the request.

MOTION: A motion was made by Commissioner Nodland to complete the declaration of finding in agreement with a determination of either 'No Historic Properties Affected' or 'No Adverse Effect.' The motion was seconded by Commissioner Dinkins and with Commissioners Bailey, Dinkins, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

REVIEW AND APPROVAL OF CONTRACTOR ADVERTISEMENT FOR WALKING MAP BROCHURES

Mr. Hutchings stated that the draft advisement was created for walking maps to support the 2022 sesquicentennial celebration of the City's founding and is available to review. He stated that the advertisement is to solicit for a contractor to research, create and print historic walking map brochures. Staff requests any suggested edits prior to public dissemination. He also stated that an RFP process was not required for this project based on the City's procurement requirements.

Ms. Nodland asked if there was a way to brand the look of all printed material so there is a cohesive look and asked if a logo exists for the sesquicentennial celebration. Mr. Hutchings stated that a logo has not been developed but there is a new branded look for the City.

Chair Sakariassen agreed that a cohesive and consistent look would be agreeable and a consistent color is important.

MOTION: A motion was made by Commissioner Jackson to approve the request to hire a company to develop and print walking map brochures. The motion was seconded by Commissioner Dinkins and with Commissioners Bailey, Dinkins, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

Mr. Bailey stated that he was uncomfortable with using the professional term historian in the advertisement request and suggested broadening the term to cultural resource specialist. Discussion ensued and the commission landed on the term Cultural Resource Professional.

MOTION: A motion to amend was made by Commissioner Jackson to approve the change from using the term historian to using the term cultural resource professional to develop and print walking map brochures. The motion was seconded by Commissioner Dinkins and with Commissioners Bailey, Dinkins, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

OTHER BUSINESS

UPDATE ON HISTORIC PRESERVATION PLAN SUBCOMMITTEE ACTIVITIES

Mr. Hutchings stated that there was excellent work accomplished on the task of writing the history content for the timeline. The subcommittee to date has identified very good information.

He stated that staff was looking to partner with the Bismarck Veteran's Memorial Library or another agency to create an interactive web-based timeline with more in-depth content.

Mr. Jackson agreed that the content and sourcing was going to create a great product.

Staff thanked everyone involved with the production of all materials and content.

UPDATE ON HIGHLAND ACRES SURVEY PROJECT

Mr. Hutchings stated that work on the final site surveys for the Highland Acres Survey project was concluding. The contract was amended with a September 1st deadline. The final survey report will be presented at next month's meeting. He also stated that he was working on developing an RFP for the Highland Acres Nomination project. An open house is being planned to promote public awareness and gauge interest.

ADJOURNMENT

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:43 p.m. to meet again on June 16, 2021.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

APPROVED:

Amy Sakariassen, Chair